

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **May 9, 2012**

3 **Providence City Office Building**

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

5  
6 **Chairman: R Sneddon**

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

8 **Excused:**

9 **Alternates:**

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11 **APPROVAL OF THE MINUTES:**

12 The Providence City Planning Commission will consider for approval the minutes of April 11, 2012

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

14 **Vote: Yea: R Sneddon, J Baldwin, G Walker, R Cecil**

15 **Nay: None**

16 **Abstain: None**

17 **Excused: G Allred**

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19 **ACTION ITEM:**

20 **Item No. 1:** The Providence City Planning Commission will consider for recommendation to the City Council a  
21 request to amend the ordinances with regard to lot configuration.

22 R Sneddon told the Commission that he spoke with S Bankhead about the different options in the voting of this  
23 ordinance. He explained to the Commission how he thought the voting should be done. No matter what the outcome of  
24 the vote it will go to the Council and they will do what they want.

25 J Baldwin talked to the County Recorders office about the tax ID number. He explained how the ID numbers work.

26 The Commission discussed how they thought the tax ID numbers would work in the different scenarios.

27 G Walker thinks that it would be better to amend the uses instead of the configuration.

28 R Cecil suggested taking a vote on the general requirements and work through it.

29 The Commission went through the proposed ordinance and made some changes.

30 **Motion to accept the general requirements as written with the change: R Cecil, J Baldwin second**

31 **Vote: Yea: R Sneddon, J Baldwin, R Cecil, G Allred**

32 **Nay: G Walker**

33 **Abstain: None**

34 **Excused: None**

35 The Commission went through the Geometric Requirements for Case 1.

36 R Sneddon wants a minimum of 20 feet instead of 15 feet wide in the new recorded deed.

37 G Allred would rather it stay 15 feet.

38 The Commission agreed to 15 feet.

39 **Motion to accept the Geometric Requirements – Case 1: R Cecil, G Allred second**

40 **Vote: Yea: R Cecil, J Baldwin, G Allred, R Sneddon**

41 **Nay: G Walker**

42 **Abstain: None**

43 **Excused: None**

44 The Commission discussed the Geometric Requirements for Case 2.

45 G Allred felt like Case 2 is redundant.

46 The Commission wants to add the second paragraph as part of Case 1.

47 **Motion to combine the 2 paragraphs into one: R Cecil, J Baldwin second**

48 **Vote: Yea: R Cecil, J Baldwin, R Sneddon**

49 **Nay: G Walker, G Allred**

50 **Abstain: None**

51 **Excused: None**

1 S Bankhead went through the State requirements for a recorded subdivision.  
2 Motion to approve the proposal that S Bankhead has presented to the Commission: R Cecil, G Allred second  
3 Vote: Yea: R Cecil, J Baldwin, R Sneddon, G Allred  
4 Nay: G Walker  
5 Abstain: None  
6 Excused: None  
7

8 **STUDY ITEMS:**

9 **Item No. 1:** The Providence City Planning Commission will consider amending the Providence City Use Chart to  
10 allow cell towers as a conditional use.

11 R Sneddon discussed the definitions of different cell towers, the FCC regulations and the band width which would  
12 require more towers. The point of this is one tower won't be enough.

13 Chris Memmott American Tower Corporation reminded the Commission that Cricket is the one that wants to build the  
14 tower. Cricket would like the tower to be 120 feet. They want to build 1 tower for many cell phones. He suggests adding  
15 that 120 feet is for the 1<sup>st</sup> tower and any additional towers would be reduced in height. Cell companies don't have a lot  
16 of money right now. There is a big movement to not build new towers. He doesn't believe the City should worry about a  
17 lot of cell companies coming into the City. He believes the City needs to be careful about the precedent that is set.

18 R Sneddon asked if more towers would create a problem.

19 C Memmott said cell towers are digital now so there shouldn't be any radiation concerns.

20 R Sneddon said he believes that the communities concerns are more from ignorance.

21 C Memmott said you receive more exposure from the actual phones than from a cell tower.

22 R Cecil asked if the company could bring a handout to the public hearing to help explain things to the public.

23 C Memmott said cell phones are a necessity.

24 R Liechty said the higher the tower is the less radiation there is and the more companies can use them.

25 C Memmott discussed the cell towers in Logan City.

26 G Walker said taller towers are safer but they can also allow more transmitting sites. If the safety is the problem there  
27 needs to be a minimum and maximum area. The FCC regulations make them safe no matter where they are put. He  
28 believes the ascetics to the community are more important.

29 S Bankhead asked if the signal is better the higher it is.

30 C Memmott said that is correct.

31 R Sneddon asked about the different levels of radiation from different companies.

32 C Memmott explained how the different companies work.

33 C Memmott discussed the different types of towers and the different materials used.

34 R Liechty suggested putting lights in the soccer field and using them for cell towers.

35 G Walker talked about different heights and where they should be allowed.

36 The Commission discussed the different heights that they would like to allow.

37 C Memmott explained that the cell tower companies would have to get permits to build in the City.

38 Laura Fisher would like to have information on the noise that the cell towers make.

39 This will be set for a public hearing on May 23<sup>rd</sup>.

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41 **Item No. 2:** The Providence City Planning Commission will discuss light manufacturing.

42 R Sneddon received a call from a company wanting to build artificial hips.

43 R Liechty told the Commission about a business that is looking at moving into Providence. They want to build a multi-  
44 million dollar business that is state of the art. They make a prototype in this facility. They are not manufacturing. It is  
45 considered very light. He would like for this to move to the Council ASAP.

46 Jason Larson represents Larson Development. They own property on Gateway Drive. They have been working with  
47 IMDS for a few months and they want to build in Providence. The problem is light manufacturing is not allowed in  
48 CGD. He explained what they would like to build and how the business works. He explained that they have presented  
49 this to the City Council and they would like for this to be put on as a public hearing for May 23<sup>rd</sup>. This facility will stand  
50 the test of time and be an asset to Providence City.

51 Jeff Baldwin asked why we wouldn't want light manufacturing to be part of a commercial district.

52 L Fisher said it could allow spot zoning.

53 S Bankhead said there is a possibility but she doesn't see it happening.

54 The Commission discussed spot zoning.

55 B Bissland asked why this company has to come in under light manufacturing if they aren't manufacturing. Isn't there  
56 another name they can come into the zone with?

1 J Larson said they want to get their ducks in a row. They want to address the issue now.  
2 R Sneddon suggested using Research and Development instead of light manufacturing.  
3 S Bankhead said there are different levels of manufacturing. For Providence on the whole why is it a problem to have  
4 light manufacturing on the west side in the Commercial General District.  
5 R Liechty said the Council wants light manufacturing in the commercial general district on the west side of town. The  
6 Council wants it added to the use chart.  
7 G Walker said so the Council wants us to allow it now and define it later.  
8 S Eames needs to express how amazed she is that the Mayor and staff would argue for this company.  
9 G Walker believes that S Eames is worried about conflict of interest.  
10 R Liechty said the Council has asked him to come to this meeting. The City has tried for 15 years to get its commercial  
11 district to grow. The Council wants IMDS in the City.  
12 Chris Larson feels like the Mayor wouldn't be doing his job if he wasn't at this meeting tonight pushing this business.  
13 This is an unbelievable chance to have this type of business in your City. This company has to be in this facility within  
14 the year.  
15 L Fisher doesn't believe this business is light manufacturing.  
16 This will be set for a public hearing on May 23<sup>rd</sup>.

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18 **DISCUSSION:**

19 **Item No. 1:** The Providence City Planning Commission will discuss access to 200 North east of 400 East.

20 S Bankhead told the Commission that there has been a request from a property owner that their property is landlocked  
21 from a street. The problem is there is a property owner that owns the most desirable place for 200 North to extend for  
22 access to the other property. The property owners would like an alternative route. The City feels like these property  
23 owners are being held hostage by the other owner.

24 Craig Cole explained to the Commission the alternative route that they are proposing.

25 S Bankhead explained that there are 2 rules in the book. Cul-de-sacs can be no longer than 650 feet and no straight  
26 stretch of road no more than 950 feet without an intersection.

27 S Bankhead told the Commission that need to make a recommendation.

28 R Sneddon suggested the Commission go look at the property and come back with recommendations to the next  
29 meeting.

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31 **STAFF REPORTS:**

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33 **COMMISSION REPORTS:**

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35 **Motion to adjourn: R Cecil, J Baldwin second**

36 **Vote: Yea: R Sneddon, J Baldwin, R Cecil, G Allred, G Walker**

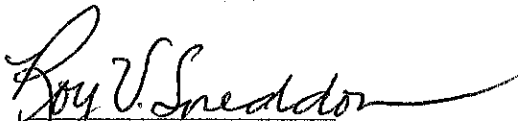
37 **Nay: None**

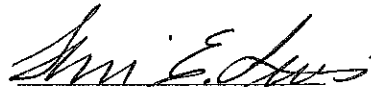
38 **Abstain: None**

39 **Excused: None**

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41 Meeting adjourned at 8:30 pm

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43 Minutes taken and prepared by Terri Lewis

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47 Roy Sneddon, Chairman  
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Terri Lewis, Secretary

