

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **June 27, 2012**

3 **Providence City Office Building**

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

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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 June 13, 2012.

13 **Motion to approve: R Cecil, J Baldwin second**

14 Staff Reports – 2 ½ years on Council only 2 action items for a variance for curb gutter and sidewalk and both where  
15 denied.

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

17 **Nay: None**

18 **Abstain: None**

19 **Excused: None**

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21 **STUDY ITEMS:**

22 **Item No. 1:** The Providence City Planning Commission will consider a request from Jeremy Jensen for final plat  
23 approval for the Providence Highlands Subdivision Phase 2.

24 J Jensen answered the questions that were asked at the last meeting. He said the PRV increase in water pressure will be  
25 about 104 from 44. The storm drain pond is a permanent pond and handles the storm water really well.

26 R Sneddon asked if the City had any problems with the storm water pond.

27 G Knighton said it should be an adequate pond for the subdivision.

28 J Jensen said the sewer easement will be recorded after the plat is approved. They have done everything that staff has  
29 asked of them.

30 G Knighton said the sewer and the PRV have to be completed before they can begin building.

31 G Walker asked about the exit roads from the subdivision.

32 G Knighton said there will be a couple when the subdivision is finished; right now they are only looking at 6 lots.

33 J Jensen said the additional plans show another road that will be built.

34 R Sneddon said he would like to have a copy of the concept plan for subdivisions being discussed.

35 J Baldwin asked at what point the developers will have to help with the older streets fitting in with the new streets.

36 G Knighton said that the City uses street impact fees to improve the existing streets.

37 J Jensen said his development rebuilt 1000 South from 600 East north and the water tank up the canyon. They feel like  
38 they have done more than most developers. He let the Commission know that they will be bringing in another phase and  
39 he will let them see the overall plan then.

40 J Baldwin asked about the easement or setbacks from the power lines on the bench.

41 G Knighton said it should show an easement on the plat.

42 J Jensen said they would like to connect to the Shoreline trail and other trails. Their goal is to have a community that  
43 Providence can be proud of.

44 This will be an action item on July 11<sup>th</sup>.

45  
46 **Item No. 2:** The Providence City Planning Commission will consider a request from W. Steven and Kristen Price as  
47 the trustees of Just Imagine Properties, LLC for rezone of .57 acres located at 1075 E. Grandview Dr. from Agricultural  
48 to Single Family Traditional.

49 S Price told the Commission that they want to build a house on the property. This piece of property is a little oasis all by  
50 itself.

51 K Price said there are no animals to the south of them and to the north of them they have chickens. The original owners  
52 had horses.

53 This will be a public hearing & action item on July 11<sup>th</sup>.

1 **Item No. 3:** The Providence City Planning Commission will discuss amending Providence City Code Title 10, Chapter  
2 1, Section 4 Definitions including but not limited to: Accessory buildings, building: main and business use general, low  
3 impact and medium impact.

4 R Sneddon reminded the Commission that sometimes the accessory building is built and then the owner runs out of  
5 money and can't build the main building. The statement he has come up with is more restrictive.

6 J Baldwin said he doesn't want to take away from the builder the opportunity to not be able to build a detached garage  
7 at the same time as the residence.

8 R Sneddon said he would like to break this down and then the Commission e-mail him their changes and go through it  
9 at the next meeting.

10 J Baldwin said the primary structure has to be framed and an occupancy permit received.

11 R Call doesn't think the Commission should restrict people from being able to have some place to store their stuff while  
12 their building their house.

13 J Baldwin said he agrees with R Call.

14 G Walker suggested saying an accessory structure without a main structure currently in construction for an X amount of  
15 time.

16 J Baldwin said he doesn't want to punish someone else because of something that has already been done.

17 R Sneddon suggested requiring some sort of performance bond.

18 G Allred wants to change building main to main building.

19 R Sneddon said to define the impacts instead of the business.

20 G Walker said this is just for the residential areas.

21 R Sneddon said you could make it work for residential and commercial.

22 G Allred suggested using size of vehicles instead of Fed-ex, UPS, etc.

23 R Sneddon said you define the impact of whatever the business does on the neighbors.

24 G Allred asked what the concern for 3 phase power is.

25 J Baldwin said a lot of cities won't allow 3 phase power. Residences don't use 3 phase power. 3 phase power is more  
26 efficient for welding, etc. Residential buildings will not be 3 phase power.

27 R Call said 3 phase power should not be needed in homes.

28 J Baldwin said you restrict it to single phase power.

29 G Walker said we don't want to allow 3 phase power at all. He suggested divorcing 3 phase power from commercial.

30 R Sneddon asked do we need to talk about 3 phase power in the commercial area.

31 R Call said he believes high impact should be allowed in the commercial area.

32 R Sneddon said if the Commission wants to allow high impact for commercial the Commission can do that.

33 J Baldwin suggested low impact in residential areas only.

34 G Allred will work on low impact use.

35 R Sneddon said he doesn't know what the decibel level should be.

36 The Commission discussed decibels.

37 G Allred asked about garbage dumpsters.

38 The Commission discussed parking issues.

39 D Calderwood suggested looking at it through a traffic point of few.

40 G Allred will take that assignment.

41  
42 **Item No. 4:** The Providence City Planning Commission will consider amending Providence City Code by adding Cell  
43 Tower Regulations.

44 G Walker reported on the Council meeting last night and the decision that the Council made concerning cell towers. He  
45 explained that there are no conditions at this point.

46 D Calderwood felt like once the Commission read the recommendations from Craig Call that they would present it to  
47 the Council.

48 R Sneddon felt like it was too technical to present as an ordinance. He believes that the Commission should decide  
49 where they want them.

50 D Calderwood believes with just a little revision the Council will pass it. He believes that there should be specific areas  
51 listed.

52 R Cecil said the Commission is trying to limit how many cell towers we put in the City. Instead of building new towers  
53 use the already existing poles.

54 R Call didn't like the height restrictions. There is at least one private property owner who wants to build a tower. The  
55 City shouldn't just take it away from a private individual. He believes that developers should have the option to chose  
56 where they want to put their towers.

1 D Calderwood said the developers will go to the best deal.  
2 G Walker is concerned that there are no conditions involving cell towers.  
3 Vern Fielding said Cache Valley uses 3G right now. The current ordinance does not preclude Providence City moving  
4 forward with this ordinance or the private property owner moving forward. Zollinger Park isn't a good place for a 150  
5 foot tower but on the private property on the outskirts of the City would be a great place for 150 foot tower which might  
6 allow for 4G.  
7 G Walker wonders if the City wants a token ordinance that allows towers but they can only be 60 feet so no one wants  
8 to come to Providence.  
9 J Baldwin suggested working with them and then being a City that cell tower developers would want to work with.  
10 The Commission discussed their different options.  
11 D Calderwood believes there should be a viable ordinance for cell towers.  
12 J Baldwin believes that the City needs to keep the balance between City owned and privately owned property.  
13 R Cecil is ok with 120 feet.  
14 G Allred is ok with the 120 feet also but he wants it kept away from the residential areas.  
15 The Commission discussed the distance wanted from residential areas for cell tower use.  
16 J Baldwin suggested looking at the different areas in the City that would be good for cell towers and come up with plans  
17 for specific locations and conditions.  
18 R Call asked the Commission to go through the ordinance that Craig Call gave them and send their ideas to the Council.  
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20 **STAFF REPORTS:**

21 None

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23 **COMMISSION REPORTS:**

24 None

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

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


28 **Nay: None**

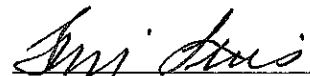
29 **Abstain: None**

30 **Excused: None**

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32 Meeting adjourned at 8:50 p.m.

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34 Minutes taken and prepared by Terri Lewis

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37   
38 Roy Sneddon, Chairman

39   
Terri Lewis, Secretary

