

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **April 11, 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:**

10
11 **APPROVAL OF THE MINUTES:**

12 The Providence City Planning Commission will consider for approval the minutes of March 28, 2012.

13 **Motion to approve: G Walker, G Allred second**

14 Page 3 – Line 28 – in Brigham City

15 Line 38 – they are

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

17 **Nay: None**

18 **Abstain: None**

19 **Excused: R Cecil**

20
21 **ACTION ITEM:**

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

24 **Motion to continue to next meeting: R Cecil, J Baldwin second**

25 The Commission discussed the ordinance draft and made some changes.

26 J Baldwin said 11-3-8:A1 & 2 of the ordinance isn't compatible.

27 J Baldwin and G Allred have concerns on 11-3-8:A2. If you're doing a lot line adjustment you don't need to do a
28 boundary line adjustment.

29 R Sneddon said the 15 foot minimum width to get the common boundary can be done some other way.

30 G Allred talked about the B-2 case. You can do a boundary line adjustment however you want to.

31 S Bankhead said if there are 2 recorded lots and you want to put them together as one that is still consolidation.

32 S Bankhead will check on combining the tax ID numbers for the next meeting.

33 G Walker is not on board with the method and way we're trying to make people consolidate lots.

34 S Bankhead said if the Commission wants to see the lots before they're consolidated they have to put that into the
35 ordinance.

36 G Allred wonders how much burden that will put on other Commissions if we require that.

37 J Baldwin wants to add 11-3-8:D. Final Consolidation Status- The final lot consolidation must be approved by the
38 Planning Commission and is not considered effective until one tax ID number has been issued by the County.

39 S Bankhead said if you want to keep the foot path theory then you don't have to do anything to the ordinance.

40 R Sneddon said there still has to be a minimum width.

41 G Walker asked if the connector lot has to have its own tax ID number.

42 S Bankhead said she will bring 2 proposals to the next meeting.

43 S Eames wants to know how the Commission feels about the barbell lot.

44 G Walker feels like the Commission should address the use not the lot shape.

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

46 **Nay: None**

47 **Abstain: None**

48 **Excused: None**

49
50 **STUDY ITEMS:**

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

53 R Sneddon read some requirements from the fact sheet handed out. There are 3 distinct sources of service. This is not a
54 simple subject. He read from a table listing on cellular, broadband and SMR.

55 G Walker said when the requirements of the conditional use permit are compliant with the regulations articulated by the
56 FCC for the specific use.

1 R Sneddon said not in a residential area, it can't look like an antenna.
2 G Walker said put them in the CHD district.
3 Mike Tycser said cellular has to abide by the FCC rules. Secondly, you put these on 60-70 foot towers. It is thermal
4 heat. You can't deny the towers because of health issues.
5 G Walker said someone is going to benefit from the towers. We have to allow them somewhere.
6 S Bankhead said in CHD there are restrictions.
7 Chris Memmott with Rocky Mountain Telecom said there is a place in the CHD district that we are looking at. It is
8 located on the property behind LeGrand Johnson in the movie theatre parking lot.
9 C Memmott and M Tycer explained how they find the locations for the towers. There goal is to answer questions and
10 help the Commission understand the benefits that a tower can bring to the City. FCC requires that the towers are
11 maintained and safe. They both will be glad to be here and discuss this issue with the public.
12 R Cecil asked how big a tower and how many units on it.
13 C Memmott said 120 feet and 3 or 4 units on it. He explained how the cell site works. The more customers you have the
14 less coverage you have. There are all kinds of applications for cell sites that can work.
15 C Memmott explained the differences between SMR, broadband and cellular.
16 R Call asked how many towers are in Logan.
17 M Tycer said he believes in all of Cache Valley there are about 20-25 towers.
18 R Call asked how high they could go.
19 C Memmott said 150 feet.
20 R Call asked what the timing is.
21 C Memmott said they would like to build tomorrow.
22 R Sneddon asked why Providence has to have 120 foot tower.
23 C Memmott said Providence only needs one and it's safer.
24 C Memmott discussed the size of the base area.
25 This will be brought back to the next meeting.

26
27 **Item No. 2:** The Providence City Planning Commission will discuss light manufacturing.
28 R Sneddon suggested adding impacts to the use.
29 G Walker asked if we cared if it is in CGD.
30 J Baldwin suggested not allowing light manufacturing in residential. Change the impacts to Home Business Use.
31 G Walker said add a home business must be low impact.
32 The Commission went through the additions to the ordinance.
33 S Bankhead said you can mitigate through the conditional use. If this definition is to liberal the home business impact
34 needs to be looked at.
35 R Sneddon wants to talk about Light Manufacturing in the Commercial District.
36 R Blossom said right now you can't do light manufacturing in the commercial district and it needs to be allowed.
37 D Calderwood asked if there is anywhere to put in an industrial zone.
38 S Bankhead said traditionally industrial zones take up big chunks of ground. The City shied away from an industrial
39 manufacturing area. Light Manufacturing is a friendly business for CGD.
40 R Call said light manufacturing and industrial create jobs.
41 D Calderwood said he has a hard time telling someone they can't put in light manufacturing in with professional
42 businesses. CHD has been set aside for sells tax producing businesses.
43 S Bankhead believes there are places in Providence that would work well for an industrial zone.
44 R Sneddon wants light manufacturing brought back next week to look at CGD.

45
46 **STAFF REPORTS:**
47 None

48
49 **COMMISSION REPORTS:**
50 None

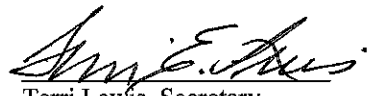
51
52
53
54
55
56

1 **Motion to adjourn: G Allred, J Baldwin second**
2 **Vote: Yea: R Sneddon, J Baldwin, R Cecil, G Allred, G Walker**
3 **Nay: None**
4 **Abstain: None**
5 **Excused: None**

6
7 Meeting adjourned at 8:20 p.m.

8
9 Minutes taken and prepared by Terri Lewis

10
11
12 
13 Roy Sneddon, Chairman
14


Terri Lewis, Secretary

