

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 May 23, 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 May 9, 2012

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

14 Page 3 - Line 7 – So the Council wants us to allow it now and define it later?

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

16 **Nay: None**

17 **Abstain: None**

18 **Excused: None**

19
20 **DISCUSSION:**

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

22 Greg Cole reminded the Commission about the discussion at the last meeting. He showed the Commission a plat of the
23 master plan roads that the City would like to see.

24 G Allred asked if part of the issue was the developer needs another exit off the bench.

25 S Bankhead said it is less than what the fire department would require for a second exit.

26 G Cole showed the Commission where the roads where that would connect with the master plan roads.

27 G Allred reminded the Commission that there was an issue with the widening of 400 East.

28 J Baldwin likes this scenario.

29 G Allred asked what the City's responsibilities would be on the road.

30 S Bankhead said that is something the City Engineer would have to look at.

31 G Cole reminded the Commission of the differences that he has with the property owner and why he changed the
32 direction of his project.

33 G Allred talked about the original developer that was looking at the property.

34 Joann Thompson said this concerns her because of the traffic. She is also worried about the storm water in that area. She
35 feels like developers and builders should pay for the roads and they need to be in place before they do the development.

36 R Sneddon explained that developers pay for the road but they won't build a road before they do the development.

37 J Thompson asked if it is right for them to build new developments and then run the traffic down streets that are to
38 narrow.

39 R Sneddon said there is no solution to this problem.

40 J Thompson said developments shouldn't be allowed to put their traffic through already existing neighborhoods.

41 R Sneddon said they have to connect to existing roads. He thanked J Thompson for her comments.

42 J Thompson said the main position a City should take is for the health, safety and welfare of the citizens. Please think
43 about who you are impacting when you make these decisions.

44
45 **PUBLIC HEARINGS:**

46 **Item No. 1 (6:20 pm):** The Providence City Planning Commission will hold a public hearing to provide an opportunity
47 for anyone interested to comment on amending the Providence City Use Chart to allow cell towers as a conditional use.
48 R Sneddon explained that there will be a power point discussion.

49 Chris Memmott, Mike Tycer and Steve Crane are here to discuss cell towers. He explained that they are looking at
50 property over by the theatres and the ball park lights. He went through the requirements and standards that they look for
51 in order to place a cell tower. They then look at the local requirements and standards that are required by the City. He
52 talked about the area that is needed to place the tower, equipment building and fencing and the size of cable that needs
53 to be used. It was explained how the communication with the tower works. They talked about the radiation that the cell
54 towers produce. The FCC says that a cell tower cannot be denied access into a City because of health concerns. He
55 talked about the advantages to the community. It is better if a community embraces cell towers and agrees where they
56 would like the towers to go than to have a company come in and put one wherever they want. Having a cell tower in

1 G Knighton wondered if you should put a reasonable restriction on the items in #1.

2 J Larsen said IMDS has no problem with item #1.

3 The Commission discussed the outside storage of materials.

4 G Knighton reminded the Commission that there are a lot of materials that are not allowed inside the building. He
5 suggested allowing screening. This is required in R&D areas.

6 B Bissland suggested adding the storage area needs to be appropriate to the building.

7 G Walker suggested changing the wording to (1): No noise, particulate or noxious emissions, odor or light emissions
8 emanating from the manufacturing processes are permitted. This delimiting state cannot be achieved by the use of any
9 natural or man-made counter measures taken on the outside of the structure housing the manufacturing process.

10 **Motion to adopt the proposed statement: G Walker, R Cecil second**

11 **Vote: Yea: G Allred, R Cecil, R Sneddon, G Walker**

12 **Nay: J Baldwin**

13 **Abstain: None**

14 **Excused: None**

15 IMDS representative explained to the public what they do. This is an R&D business. They are a design and consulting
16 business. They have a machine shop on site that supports the engineers that work there. Nothing is visible to the public.
17 R Cecil said he visited the facility. He was very impressed. He believes this is an ideal facility for Providence.

18
19 **ACTION ITEMS:**

20 **Item No. 1:** The Providence City Planning Commission will consider for recommendation to the City Council a
21 request to allow cell towers as a conditional use.

22 This item will be continued to the June 13th meeting.

23
24 **Item No. 2:** The Providence City Planning Commission will consider for recommendation to the City Council a
25 request to allow light manufacturing in the Commercial General District.

26 This item will be continued to the June 13th meeting.

27
28 **Item No. 3:** The Providence City Planning Commission will consider for recommendation to the City Council a
29 request from Dan Cox to allow a road longer than 950 feet in the Sunrise Acres Subdivision Phase 2.

30 D Cox explained that the City Council asked for this road to be made into a thru road instead of a cul-de-sac which
31 increased the road to 1050 feet.

32 S Bankhead said the original drawings were never reviewed and staff doesn't know if the road was correct.

33 D Cox said the City Engineer can recommend that a road longer than 950 feet be allowed. He believes the City
34 Engineer will recommend this.

35 G Knighton showed the Commission a drawing of the road in question. He recommends that the Commission allow the
36 road to go to 1050 feet.

37 This item will be an action item at the June 13th meeting.

38
39 **Item No. 4:** The Providence City Planning Commission will consider for recommendation to the City Council a
40 request from Steve Baugh to amend the infrastructure requirements in the area of 300 East and 300 South.

41 S Bankhead said S Baugh doesn't want to put in curb, gutter and sidewalk the length of his property. He wants the
42 Commission to recommend to the Council that he not be made to put in the infrastructure. He feels like it would require
43 him taking out mature trees and shrubbery.

44
45 **DISCUSSION:**

46 **Item No. 1:** The Providence City Planning Commission will discuss a request from Jeremy Jensen for preliminary plat
47 approval for the Providence Highlands Subdivision Phase 2.

48 J Jensen told the Commission that they have constructed all the improvements for the 6 lot development. They are
49 comfortable with the recommendations of the Staff concerning the sewer and the water flow. They agree that building
50 permits should not be allowed until these improvements are finished. He explained that the sewer line was constructed
51 during phase 1.

52 S Bankhead told the Commission that D Cebian is concerned about the undeveloped portion with trespassing and illegal
53 parking.

54 J Jensen talked about the water pressure issue in that area.

55 G Walker said if they meet the code requirements we have to let them go.

56 G Knighton said the sewer line will be dedicated to the City.

Planning Commission Meeting

May 23, 2012

Please Sign In

Name	City of Residence
JOHN DREW	PROVIDENCE
ANNETTE DREW	PROVIDENCE
Chris Mammott	Neph: Utah
Marlin Hots	Fishersville Id.
Steve Sumner	Providence
Jessie J. Parler	Providence
Alan Thompson	"
Steph Crew	Alpine
Mike Tyler	DRAPER
Greg Lok	Providence
Arnold James	"
JERRY JENSEN	HOLLADAY
DAN COX	COUNTY
Liam Larsen	Providence
Danny Macfarlane	PROVIDENCE
Keith Thompson	"
Ralph Call	"
Kevin Fisher	"
Bob Borschawz	"
GARY KNIGHTON	"