

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **July 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: S Sanders**

10
11 **APPROVAL OF THE MINUTES:**

12 The Providence City Planning Commission will consider for approval the minutes of June 27, 2012

13 **Motion to approve: J Baldwin, G Walker second**

14 Page 2 – Line 10 – strike the 1st line.

15 Line 30 – 3 phase power in residential area. Make it a question.

16 Page 3 – Line 15 – for cell tower use.

17 **Vote: Yea: R Sneddon, J Baldwin, G Walker**

18 **Nay: None**

19 **Abstain: None**

20 **Excused: R Cecil, G Allred**

21
22 **PUBLIC HEARINGS:**

23 **Item No. 1 (6:05 pm):** The Providence City Planning Commission will hold a public hearing to provide an opportunity
24 for anyone interested to comment on a request from Kris and Jason Larsen to amend the plat of the Gateway Business
25 Park Subdivision Phase 3 with respect to lots 1 and 2 located at approximately 560 West Golf Course Road.

26 **Motion to open the public hearing: J Baldwin, G Walker second**

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

28 **Nay: None**

29 **Abstain: None**

30 **Excused: R Cecil, G Allred**

31 Kent Stratford is representing IMDS. He explained that they are asking to combine lots 1 and 2.

32 Craig Call, City Attorney has reviewed this for the City and sees no legal reason why this can't be approved.

33 K Stratford explained why the lots need to be combined.

34 **Motion to close the public hearing: G Walker, J Baldwin second**

35 **Vote: Yea: R Sneddon, J Baldwin, G Walker**

36 **Nay: None**

37 **Abstain: None**

38 **Excused: R Cecil, G Allred**

39
40 **Item No. 2 (6:15 pm):** The Providence City Planning Commission will hold a public hearing to provide an opportunity
41 for anyone interested to comment on a request from W. Steven and Kristen Price to rezone the property located at
42 approximately 1075 E. Grandview Drive from the current Agricultural to Single Family Traditional.

43 **Motion to open the public hearing: G Walker, J Baldwin second**

44 **Vote: Yea: R Sneddon, J Baldwin, G Walker**

45 **Nay: None**

46 **Abstain: None**

47 **Excused: R Cecil, G Allred**

48 S Price told the Commission that they need to change the zone so they can build a house.

49 R Sneddon said the zone change will be consistent with the area.

50 **Motion to close the public hearing: J Baldwin, G Walker second**

51 **Vote: Yea: R Sneddon, J Baldwin, G Walker**

52 **Nay: None**

53 **Abstain: None**

54 **Excused: R Cecil, G Allred**

1 **ACTION ITEMS:**

2 **Item No. 1:** The Providence City Planning Commission will consider a request from Kris and Jason Larsen to amend
3 the plat of the Gateway Business Park Subdivision Phase 3 with respect to lots 1 and 2 located at approximately 560.
4 Golf Course Road.

5 **Motion to approve: J Baldwin, G Walker second**

6 **Vote: Yea: R Sneddon, J Baldwin, G Walker**

7 **Nay: None**

8 **Abstain: None**

9 **Excused: R Cecil, G Allred**

10
11 **Item No. 2:** The Providence City Planning Commission will consider for recommendation to the City Council a
12 request from W. Steven and Kristen Price to rezone the property located at approximately 1075 E. Grandview Drive
13 from the current Agricultural to Single Family Traditional.

14 **Motion to approve: G Walker, J Baldwin second**

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

16 **Nay: None**

17 **Abstain: None**

18 **Excused: R Cecil, G Allred**

19
20 **Item No. 3:** The Providence City Planning Commission will consider a request from Jeremy Jensen for final plat
21 approval for the Providence Highlands Subdivision Phase 2.

22 R Sneddon talked about the trespassing problem and the weed situation. Several of the neighbors have complained
23 about this.

24 J Jensen said they will be getting trespassing signs up. There have been some extenuating circumstances with this.

25 R Sneddon asked if they could make it a condition that the signs have to be up before they approve this.

26 C Call said there is nothing in the ordinances that will allow this.

27 J Baldwin asked if the streets have been dedicated to the City.

28 J Jensen said part of the Grandview Chapel site has been dedicated to the City. This plat is on the west side of the road.

29 S Bankhead said it does dedicate a sewer easement.

30 R Sneddon said this needs to move forward. What kind of insurance can the City have concerning the weed and
31 trespassing issues?

32 J Jensen said the owners of the property don't want problems with this. They will get these things taken care of.

33 G Walker asked why someone else couldn't have taken care of these problems. These are valid concerns with this
34 property.

35 John Drew said the issue with the signs is a real problem. The Sheriff's Departments hands are tied until it is posted
36 properly. The fire issue is a separate issue. He feels like fire is a City issue.

37 J Jensen said something will be done. It will be done in a reasonable fashion.

38 G Walker said if the police start handing out citations that should at least start to dissuade people from trespassing.

39 Annette Drew said the whole area is out of control. There is nothing but riff-raff that uses that area.

40 D Calderwood said he goes up there to walk the dog. That road is public. The turn-a-rounds are public. There is garbage
41 in the area but not everyone is riff-raff that goes up there. He agrees that there are problems in that area.

42 C Call said roads in the City are patrolled by the police. You can't cut off access to someone's property but the City can
43 close the road.

44 R Call said he believes the trespassing and fires are related. There is a lot of fuel in that area for fires. He believes that
45 this property needs to be enforced. He wants assurance from the owners that this will be taken care of immediately.

46 Laura Fisher said she doesn't see why the owners can't post the property and the City close the roads at night.

47 J Jensen said they aren't against taking care of this problem.

48 J Drew said most of the activity happens after dark. He believes that if the owners of the property would do something
49 the neighbors would be glad to help police the area.

50 A Drew said she talked to the Mayor about a year ago and told him there was a problem. She tried to make the Mayor
51 understand that this is a real problem.

52 R Sneddon wants a discussion item to talk about this problem.

53 G Walker asked if this can be continued.

54 C Call said there is no time line in the State Code. The property owner can request this be finished in 45 days.

55 J Baldwin said he doesn't understand why we don't pass this. This is concerning a final plat not the issues that have
56 been discussed.

1 J Jensen said he feels like these issues could be dealt with by the end of the month. The owners want to be able to sell
2 property so they can start building homes.
3 J Baldwin doesn't agree with denying the plat approval pending the law enforcement. He feels like this needs to be
4 moved forward.

5 **Motion to carry over until the next meeting: R Sneddon, no second**

6 **Motion to approve: J Baldwin, G Walker second**

7 **Vote: Yea: R Sneddon, J Baldwin, G Walker**

8 **Nay: None**

9 **Abstain: None**

10 **Excused: R Cecil, G Allred**

11
12 **STUDY ITEMS**

13 **Item No. 1:** The Providence City Planning Commission will discuss amending the Providence City Code by adding
14 Cell Tower Regulations.

15 R Sneddon reminded the Commission that there is a conditional use application in the City for a cell tower. He feels like
16 we do a disservice to the citizens by allowing cell towers on private property.

17 **Motion to only allow cell towers on City owned property in the CGD zone: R Sneddon, no second**

18 G Walker believes that the City should have to vie for the cell tower just like a private property owner. The cell tower
19 company doesn't care whose property it goes on. If it's more attractive to put it on City property that's where it will go.

20 As long as the City can offer a better deal then the City gets it. There's a lot of different ways the City can compete.

21 The cell tower company wants to be good neighbors and work with the City. No lease has been made with anyone at
22 this time. He doesn't believe that we are hurting the City by allowing cell towers on private property. The cell tower
23 company said they were given another land option.

24 R Sneddon asked if the property around a cell tower diminishes the property value.

25 G Walker said there is no consensus with this.

26 R Sneddon said he believes that property values are an important issue.

27 G Walker said if the tower is 140 feet tall you will be able to put 3 carriers on it.

28 S Bankhead asked if there are things in the proposed ordinance that the Commission doesn't like.

29 R Sneddon asked why twice the tower height.

30 G Walker said he wants it staying away from residential areas. He is alright saying away from agricultural also.

31 R Sneddon said he has no trouble about closeness it has to do with diminished property value. He explained to the
32 citizens the history that has gotten the Commission to this point in the discussion.

33 J Baldwin said Gordon Allred feels the same way about aesthetics, property values

34 J Baldwin said none of this bothers him. He doesn't see where height restrictions will prevent them from putting cell
35 towers in any of the areas discussed.

36 L Fisher thinks cell towers should be further away from homes just in case they make noise.

37 R Sneddon asked if there is sound around a cell tower on a windy day would you think it was the cell tower.

38 J Drew asked about equipment on the ground.

39 Mike Tycer said some wireless carriers will do that at some sites. Certain towers that exceed 200 feet will have a
40 backup generator.

41 R Sneddon asked if we should be concerned about FAA requirements.

42 G Walker said at this time the code doesn't prohibit the height of the tower.

43 J Baldwin said stick to the 150 feet maximum and twice the distance from residential.

44 G Walker agrees with that and he doesn't care about the 1/2 mile limit to the next tower.

45 M Tycer said you can require the tower to be able to hold 3 to 5 carriers. The coaxial cable is a big concern.

46 V Fielding said the existing proposed code will have to be engineered for at least 3 carriers.

47 G Walker said do you want 2 towers at 120 feet or 1 tower at 150 feet.

48 S Bankhead asked the minimum height for 1 carrier.

49 M Tycer said 60 to 100 feet.

50 R Sneddon asked about retrofitting a tower on an existing building.

51 M Tycer said it depends on the building.

52 R Sneddon doesn't want it to be an option to allow cell towers on existing buildings.

53 G Walker said wouldn't that be covered under the existing building code.

54 The commission discussed the height allowed on a roof.

55 M Tycer explained how they put them on roofs.

56 R Sneddon asked if they wanted to go whole hog or just talk about monopolies.

1 G Walker and J Baldwin want to go whole hog.
2 J Baldwin is ok with mounting them to commercial buildings.
3 The Commission talked about restrictions on roof mounted towers.
4 R Sneddon asked about indemnification.
5 M Tycer said towers have huge liability insurance to indemnify.
6 The Commission discussed the City liability when on private property.
7 C Call said there is a lot of concern where there is unstable soil but usually a City is not found liable.
8 R Sneddon asked if they have concerns about enclosure.
9 J Baldwin wants there to be closure around the top of the fence. If this is allowed in the park it needs to have a closure
10 around the top of the fenced area.
11 R Sneddon asked about vacating a pole.
12 M Tycer said he doesn't foresee all the carriers vacating a pole.
13 J Baldwin said they may need to move the pole if it becomes a hazard.
14 R Sneddon recommended a height of 150 feet maximum and a setback of 2 times the height for residential/agriculture.
15 R Sneddon asked how big the slab is.
16 M Tycer said no bigger than the building.
17 The Commission discussed the setbacks and access. Enclosure is ok unless in a park and then there will be conditions.
18 G Walker said he is comfortable with this ordinance for the most part.
19 The Commission talked about possible landscaping.
20 S Bankhead said there is landscaping requirements in the commercial zone.
21 J Baldwin wants to determine what flat is. It was decided less than or equal to 3 on 12 for roof pitch.
22 Set for a public hearing and action item on August 8th.

23
24 **Item No. 2:** The Providence City Planning Commission will discuss amending Providence City Code Title 10, Chapter
25 1, Section 4 Definitions including but not limited to: Accessory Buildings, Main Building and Business Use General,
26 Low Impact and Medium Impact.

27 R Sneddon read a definition of an accessory building.
28 J Baldwin said he wants a performance or completion bond.
29 R Sneddon read a definition of Low Impact, medium impact.
30 **Motion to move this to the next meeting: J Baldwin, G Walker second**
31 **Vote: Yea: R Sneddon, J Baldwin, G Walker**
32 **Nay: None**
33 **Abstain: None**
34 **Excused: R Cecil, G Allred**


35
36 **STAFF REPORTS:**


37
38 **COMMISSION REPORTS:**

39 R Call introduced Sherman Sanders as a new alternate member to the Planning Commission.
40 S Sanders told the Commission about himself.

41
42 **Motion to adjourn: G Walker, J Baldwin second**
43 **Vote: Yea: R Sneddon, J Baldwin, G Walker**
44 **Nay: None**
45 **Abstain: None**
46 **Excused: R Cecil, G Allred**

47
48 Meeting adjourned at 8:30 pm
49
50 Minutes taken and prepared by Terri Lewis

51
52
53 
54 Roy Sneddon
55 Roy Sneddon, Chairman


Terri Lewis
Terri Lewis, Secretary

Planning Commission Meeting

July 11, 2012

Please Sign In

Name

City of Residence

MIKE TYLER (CRICKET COMMUNICATIONS)

DRAPER, UT

Kristen & Steve Price

West JORDAN

~~STORIAN SANDERS~~

Providence

VERN FIELDING

Lewiston

KENT STRAFFORD

North Logan, UT

JOHN DREW

PROVIDENCE

AUNEITE DREW

v

JEREMY JENSEN

HOLADAY

Laura Fisher

Providence