

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **August 8, 2012**

3 **Providence City Office Building**

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

5  
6 **Chairman: R Cecil**

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

8 **Excused: R Sneddon**

9 **Alternates: S Sanders**

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11 **APPROVAL OF THE MINUTES:**

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

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

14 Page 3 – Line 3 - denying the plat approval pending the law enforcement.

15 Page 3 – Line 16 – Motion to only allow

16 Line 29 – staying away

17 Line 46 – and should be an or

18 Page 4 – Line 20 – for roof pitch

19 **Vote: Yea: R Cecil, J Baldwin, G Walker, G Allred, S Sanders**

20 **Nay: None**

21 **Abstain: None**

22 **Excused: R Sneddon**

23  
24 **PUBLIC HEARINGS:**

25 **Item No. 1 (6:05 pm):** The Providence City Planning Commission will hold a public hearing to provide an opportunity  
26 for anyone interested to comment on amending the Providence City Code by adding Cell Tower Regulations.

27 There was no one present for the public hearing.

28  
29 **ACTION ITEMS:**

30 **Item No. 1:** The Providence City Planning Commission will consider for recommendation to the City Council  
31 amending the Providence City Code by adding Cell Tower Regulations.

32 **Motion to move action item no. 1 to the end of the agenda: G Allred, G Walker second**

33 **Vote: Yea: R Cecil, J Baldwin, G Walker, G Allred, S Sanders**

34 **Nay: None**

35 **Abstain: None**

36 **Excused: R Sneddon**

37 The Commission read over the regulations.

38 G Allred asked why we are limiting the number of users on a pole.

39 G Walker agrees. It should say at least 3 separate users on a single pole.

40 The Commission discussed the distance between the towers.

41 G Allred doesn't agree with the half mile radius.

42 J Baldwin commented that some antenna components should not be painted.

43 G Walker said if the equipment is enclosed why care if it's painted.

44 S Sanders asked if they will be required to submit a site plan.

45 S Bankhead suggested adding that they have to have a site plan for the location as part of the conditional use  
46 application.

47 The Commission went through and corrected the formatting.

48 **Motion to recommend to the City Council the proposal amending the code as amended for approval with the  
49 stipulation that the final document reflects what was discussed: G Walker, G Allred**

50 **Vote: Yea: R Cecil, J Baldwin, G Walker, G Allred, S Sanders**

51 **Nay: None**

52 **Abstain: None**

53 **Excused: R Sneddon**

1 **Item No. 2:** The Providence City Planning Commission will consider for approval a request from Morris Poole for  
2 Preliminary Plat approval for the property located at approximately 100 North & Gateway Drive.  
3 Dan Turner explained that the new handout of the preliminary plat just shows the actual phase line. They have been to  
4 DRC several times and have done everything that staff has asked them to do. He explained what Phase 1 entails. The  
5 building is being designed by Design One. He showed the Commission where the parking lot access is. The round-a-  
6 bout construction will take away 1 of the Church accesses. There will be a new access to the south. The Church is  
7 agreeable with this development. He received the draining and grading from Skyline Engineering for the round-a-bout  
8 and made sure they meshed. Staff has approved this plat.  
9 S Bankhead explained that this approval is for the entire plat.

10 **Motion to approve: J Baldwin, G Allred second**

11 **Vote: Yea: R Cecil, J Baldwin, G Walker, G Allred, S Sanders**

12 **Nay: None**

13 **Abstain: None**

14 **Excused: R Sneddon**  
15

16 **Item No. 3:** The Providence City Planning Commission will consider for approval a request from Paramount  
17 Development for Final Plat approval for the property located at approximately 500 East 800 South.

18 Jared Nielsen said he is just doing the second phase of this development.

19 S Bankhead said this subdivision did its preliminary plat in it's entirety about 4 years ago. This is the 6 lots for this  
20 phase. This final plat is consistent with the preliminary plat that was approved.

21 J Baldwin asked if anything has changed since the preliminary plat was done.

22 J Nielsen said originally there was going to be 12 lots but because of the economy they have reduced it to 6 lots.

23 **Motion to approve: G Walker, S Sanders second**

24 **Vote: Yea: R Cecil, J Baldwin, G Walker, G Allred, S Sanders**

25 **Nay: None**

26 **Abstain: None**

27 **Excused: R Sneddon**  
28

#### 29 **STUDY ITEMS**

30 **Item No. 1:** The Providence City Planning Commission will discuss a request from Glen Thompson to rezone the  
31 property located at approximately 730 South 300 East.

32 G Thompson told the Commission that the property in question is 730 South 400 East.

33 J Baldwin doesn't see any reason why this shouldn't be done.

34 G Thompson said he wants to sell this piece of property to his daughter and son-in-law.

35 **Motion to move to a public hearing: J Baldwin, S Sanders second**

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

37 **Nay: None**

38 **Abstain: None**

39 **Excused: R Sneddon**  
40

41 **Item No. 2:** The Providence City Planning Commission will discuss amending Providence City Code Title 10, Chapter  
42 1, Section 4 Definitions including but not limited to: Accessory Buildings, Main Building and Business Use General,  
43 Low Impact and Medium Impact.

44 **Motion to move to next meeting: J Baldwin, G Walker second**

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

46 **Nay: None**

47 **Abstain: None**

48 **Excused: R Sneddon**  
49

#### 50 **STAFF REPORTS:**

51 The Commission discussed the problems up at the Highlands development.  
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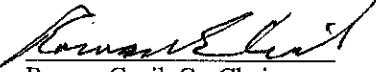
#### 53 **COMMISSION REPORTS:**

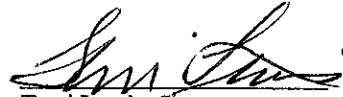
54 None  
55  
56

1 Motion to adjourn: J Baldwin, G Walker second  
2 Vote: Yea: R Cecil, J Baldwin, G Walker, G Allred, S Sanders  
3 Nay: None  
4 Abstain: None  
5 Excused: R Sneddon  
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7 Meeting adjourned at 8:15 p.m.  
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9 Minutes taken and prepared by Terri Lewis  
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13 \_\_\_\_\_  
14 Rowan Cecil, Co-Chairman

  
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Terri Lewis, Secretary

