

1 PROVIDENCE CITY
2 ADMINISTRATIVE LAND USE AUTHORITY MINUTES
3 TUESDAY, MARCH 24, 2015 9:00 am
4 Providence City Office Building
5 15 South Main, Providence UT 84332
6

7 Call to Order: Skarlet Bankhead
8 Attendance: ALUA Members: Randy Eck, Gary Knighton
9 Developers: Joseph White, Wayne Southwick
10

11 **ACTION ITEMS:**

12 Item No. 1. The Providence City Administrative Land Use Authority will consider a request from Joseph
13 White to amend a conditional use and site plan approval for a cell tower located at 575 West 100 North.
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- 15 • Skarlet reviewed history of this site plan. The site plan and conditional use was approved on
16 October 2, 2014. In March Joseph White requested that the City amend the conditional use
17 and site plan.
- 18 • Joseph brought a complete application and fee to turn in today.
- 19 • Joseph wants to move the access off of the existing cell tower site at 575 West 100 North
20 and use the 585 West 100 North access. They are ok as far as parking spaces.
- 21 • Skarlet read the findings of facts and conclusions from the previous land use meeting.
- 22 • Gary asked if they were going to take care of the easement, the developer's engineer is
23 working on this. A hand drawing was handed out by the developer showing metes and
24 bounds. With the updated easement, they will take out two parking spaces.
- 25 • Gary pointed out that the City has always been concerned with where they are showing the
26 creek and from the drawing they have provided, it looks like they have moved even closer to
27 the creek. Joseph said the building isn't moving. Gary stated that the developer would not
28 be building within 30 feet of the creek. Both Joseph and Wayne agreed that they don't plan
29 on building anything within the 30 feet.
- 30 • If a tree is being removed then a new tree will need to be planted somewhere to replace the
31 removed tree. Joseph said they would replace the tree if there was one removed.
- 32 • Randy asked if construction drawings have been submitted. There needs to be a signed set
33 of construction drawings before the preconstruction meeting can happen. A building permit
34 has been issued. The developer wondered how a building permit can be issued without
35 plans already being submitted.
- 36 • Joseph said after the amendment is approved they will update both the site plan and the
37 construction drawings and submit them for signature.
- 38 • Randy brought up the curb. Skarlet read findings of fact. Wayne said they don't want to
39 encourage public access. Skarlet said if they install the curb, this will prevent traffic. They
40 would like to wait and do the curb as a later phase of their project, the developer feels like
41 doing it now is premature. Skarlet explained that what might be premature to the
42 developer isn't always premature to the City.
- 43 • The lot goes further to the north than the asphalt goes, they are required to do the curb and
44 gutter to the edge of the asphalt but not past into the open field. It will need to be
45 engineered so that it matches what is existing.

- 1 • There are plans that have been submitted but they are not adequate for Gary to stamp and
- 2 sign. The plans must be submitted for signature prior to the preconstruction meeting.
- 3 • Skarlet explained that the plans that were submitted were adequate to receive a building
- 4 permit, but not for the site improvements.
- 5 • Joseph asked about the specification for curb, Randy told them to use the Providence City
- 6 spec book which is available online.
- 7 • Four 24" x 36" plans need to be submitted along with one 11" x 17" for Gary to review and
- 8 sign.
- 9 • Randy asked if they had done any soil sampling in the area and what they found. Joseph
- 10 said that they had and that they hit ground water at 7 feet.
- 11 • The conditions will change some from what was handed out.
- 12 ○ The applicant will continue to meet all relevant federal, state, county, and Providence
- 13 City rules, laws, codes, ordinances related to the installation and operation of a cell
- 14 tower
- 15 ○ Prior to receiving a certificate of occupancy (completion), if site improvements are not
- 16 complete, the applicant will provide security of performance as required by 10-8-5:E.
- 17 Installation; Performance Security.
- 18 ○ Developer will provide construction drawings – four 24 x 36 and one 11 x 17, for
- 19 signature.
- 20 ○ Provide a recorded easement for access from 585 West to 575 West.
- 21 ○ Prior to the installation of the site improvements, the applicant will schedule a pre-
- 22 construction meeting with the City, but signed drawings must be submitted first.
- 23 ○ Developer will replace any landscaping that is removed from the site and replaced
- 24 within the site.
- 25 ○ Dimensions from back of curb to be show on drawings. Suggested 6' dimension.
- 26 ○ Developer will install curb and gutter to the edge of the asphalt.
- 27 • Joseph asked if a cash bond could be used. They can or a performance bond or letter of
- 28 credit can also be used. Skarlet would prefer that a savings account is set up with the City
- 29 being a signer if a cash bond is used. Developer agreed to this if a cash bond is used.
- 30 • Site plan and landscaping are needed on the construction drawings, nothing structural is
- 31 needed. An entire view of the site is needed with curb and gutter and showing the creek
- 32 and the 30'.

33 **Motion to approve the amendment with the new conditions being added – R Eck**

- 34 • Gary brought up concerns with the curb, Wayne agreed with the concern on the curb and
- 35 Joseph said it will be addressed and match the profile.

36 **Motion to approve the amendment with the new conditions being added and the curb and gutter**
 37 **being straightened and installed to the end of the asphalt: R Eck, second – G Knighton**

38 **Vote: Yea: S Bankhead, R Eck, G Knighton**

39 **Nay: None**

40 **Excused: None**

41 **Abstained: None**

- 42 • As soon as plans are received Gary and Randy will review and get the preconstruction meeting.
- 43 There won't be any more meetings other than the preconstruction unless the developer

1 requests them. Gary said they can send a pdf for him to look at before actually submitting the
2 paper copies, but the plans for signature need to be submitted as paper copies and not
3 electronic copies. Skarlet explained that the preconstruction can be set up at anytime.
4

5 **Motion to adjourn: G Knighton, second – R Eck.**

6 **Vote: Yea: S Bankhead, R Eck, G Knighton**

7 **Nay: None**

8 **Excused: None**

9 **Abstained: None**

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Skarlet Bankhead, Chairman

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Caroline Craven, Secretary