

1 **PROVIDENCE CITY PLANNING COMMISSION MINUTES**

2 **June 13, 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 23, 2012.

13 Page 3 – strike entire Item No. 2

14 **Motion to approve: R Cecil, J Baldwin second**

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

16 **Nay: None**

17 **Abstain: None**

18 **Excused: None**

19
20 **ACTION ITEMS:**

21 **Item No. 1:** The Providence City Planning Commission will consider for recommendation to the City Council a request to amend the Providence City Code by adding Cell Tower Regulations.

22 R Sneddon asked if there were any questions or concerns.

23 J Baldwin doesn't have any concerns about cell towers. He camped under one for several days and didn't notice any noise. He feels like it's a win/win for the City.

24 G Walker thinks the towers should be lower than higher. He feels like the residential feel should be preserved. He thinks 120 feet for the CGD.

25 The Commission discussed the desired height they would like.

26 The Commission and the Council would like to see cell towers on City property.

27 D Calderwood asked if each carrier has a franchise with the City.

28 S Bankhead said a franchise and a rental fee are 2 different things.

29 G Walker suggested putting a cap on the number of towers.

30 R Sneddon reminded the Commission that there are buildings that go along with cell towers.

31 The Commission discussed whether to allow maximum heights with conditional usage.

32 Vern Fielding reminded the Commission that their client wants to put a cell tower on the edge of the City limits. He feels like the City is taking the client away and making them the City's own.

33 S Bankhead reminded V Fielding that it was C Memmott that suggested the City use cell towers as a way to bring money into the City. She suggested to the Commission that they be allowed on City property in an AG zone or anywhere in CHD or CGD as long as it's 300 feet from residential structures.

34 R Sneddon feels like first and for most money needs to flow into the City. Then we need to worry about the height.

35 G Walker wants to know where the City owns property.

36 **Motion to allow maximum 75 foot cell towers on City property in CGD: R Cecil, G Walker second**

37 **No vote.**

38 **Motion to recommend that we allow cell towers on City owned property in the CGD on top of or replacing poles that are currently at least 40 feet high and maximum height of 75 feet: G Walker, R Cecil second**

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

40 **Nay: None**

41 **Abstain: None**

42 **Excused: None**

43
44 **Item No. 2:** The Providence City Planning Commission will consider for recommendation to the City Council a request from Dan Cox to allow a road longer than 950 feet in the Sunrise Acres Subdivision Phase 2.

45 D Cox reminded the Commission that the City Engineer gave his approval for the extension of this road. He has met every condition put before him and he just wants the approval that the City asked him to do.

46 G Walker asked if we approve this road does this prevent us from stopping the subdivision if need be.

1 S.Bankhead said if we could prove some kind of safety hazard then we could probably stop the subdivision. This has to
2 go to City Council so if you recommend it be approved and they meet all the requirements then you will have to let the
3 subdivision go ahead.

4 **Motion to approve: R Cecil, J Baldwin second**

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

6 **Nay: None**

7 **Abstain: None**

8 **Excused: None**

9
10 **Item No. 3:** The Providence City Planning Commission will consider for recommendation to the City Council a
11 request from Jeremy Jensen for preliminary plat approval for the Providence Highlands Subdivision Phase 2.

12 J Jensen reminded the Commission that this has been approved by Staff and Highlands has agreed to all of the
13 requirements that the City has asked for.

14 J Baldwin asked about storm water issues.

15 J Jensen said there is a temporary storm retention pond. In the future the soccer field in phase 1 will be the storm
16 retention pond.

17 S Bankhead said the sewer will flow to the south so the sewer will extend offsite but on their property. They need to
18 give the City an easement. It needs to be on the Final Plat.

19 **Motion to approve with the amendment that there be an easement for the sewer line extension on the final plat:**

20 **G Allred, R Cecil second**

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

22 **Nay: None**

23 **Abstain: None**

24 **Excused: None**

25
26 **STUDY ITEMS:**

27 **Item No. 1:** The Providence City Planning Commission will discuss a request from Dan Cox for preliminary plat
28 approval for Sunrise Acres Subdivision Phase 2.

29 D Cox told the Commission that items 1 & 2 can be discussed at the same time and he can give them the information
30 that he has. This will be a 14 lot subdivision. The plats have been turned in but item No. 2 is having issues with the
31 County. He explained that there are a couple of boundary issues that need to be resolved. Right now we are just trying
32 to clear up these problems and figure out what options we can go with. There are 3 different surveys that we are trying
33 to work through. We will then see what alternatives we have. The plat as it stands now is the plat that we want to work
34 with. The City has asked that we vacate part of the road and establish the true boundary line. The County has asked
35 Providence City to take this road. He is trying to maintain all the requirements that the City has asked him to do.

36 S Bankhead said the problem is the discrepancy with the boundary. There are private property owners on the south side
37 of the road. One of the options is to consider reducing the right of way which means the County and City would have to
38 vacate part of the road. The Commission needs to look into the future and decide what would be the best way to go.

39 D Cox said the true and accurate boundary needs to be established and then we need to try and figure out how this
40 impacts the plat and what the solutions are.

41 G Walker asked if there will be litigation.

42 D Cox said we are presently working with the property owners, the County and the City. We are trying to prevent going
43 to litigation.

44 Susan Packer told the Commission that the State Ombudsman is also involved.

45 D Cox feels like once we have the resolutions to these problems we will bring this back to the Commission.

46 S Packer said the homeowners are very concerned about the extension of 700 South (2100 South).

47 D Cox said he will bring in Phase 1 as a stand alone.

48 G Allred asked what the most appropriate solution to 700 South would be.

49 D Cox said before this question can be answered we need to know where the undisputed boundary is.

50 S Bankhead said this could impact people's back yards. There is no easy solution.

51 S Packer said 2100 South will never be a through street because of the USU property. The road as it stands is very
52 narrow. The best of all possible worlds would be a cul-de-sac and shrink the road from 66 to 56 foot.

53 D Cox said this discussion is to keep the Commission aware of what is going on. They will submit Phase 1 as a stand
54 alone issue so they can move ahead with it.

55 S Bankhead said the width of the road doesn't matter to D Cox because he still has to put in the utilities and he is only
56 being required to build part of the road.

1 D Cox is trying to work as amicably as possible with the property owners.
2 R Sneddon asked if there is a do nothing option.
3 D Cox said once you have all the facts he believes that this will work itself out.
4

5 **Item No. 2:** The Providence City Planning Commission will discuss the right of way width of 700 South in Providence
6 (2100 South County).
7 This was discussed with item No. 1.
8

9 **Item No. 3:** The Providence City Planning Commission will discuss amending Providence City Code Title 10, Chapter
10 1, Section 4 Definitions including but not limited to: Accessory buildings, building: main and business use general, low
11 impact and medium impact.

12 S Bankhead reminded the Commission that this has been talked about over the past 10 months. The Commission
13 wanted to focus on the use chart and then come back and work on the definitions. The Council removed light
14 manufacturing from residential. The Commission wanted to make 3 different impacts for business use, low, medium
15 and general.

16 R Sneddon said we don't care what you're doing as long as it's legal.

17 S Bankhead said it merits discussion.

18 S Bankhead really clarifies that an accessory structure shouldn't be built before the main structure. This will all be
19 passed at the same time.
20

21 **STAFF REPORTS:**

22 S Bankhead reported on the Council meeting. She discussed the round-a-bout. The Canyon Road improvement will be
23 bid on shortly.

24 R Call said this road concept will be a test.

25 C Cole asked the Commission if he should submit a concept plan on the property on 200 North.

26 S Bankhead told the Commission that staff gets request frequently from citizens wanting to subdivide. She told the
27 Commission as there looking around the City they need to decide about sidewalks, curb and gutter. Maybe we need to
28 adjust asphalt widths for biking and walking paths in certain areas in the City. Our ordinances are pretty much one size
29 fits all. Maybe they need to be looked at again.

30 D Calderwood said he has been on the Council for 2 ½ years and there have only been 2 action items requesting a
31 variance for curb, gutter and sidewalk and they were both denied.

32 R Sneddon asked if there was a position taken by the group that decided on curb, gutter and sidewalk.

33 S Bankhead explained to the Commission the thinking of the group that worked on this street cross section.
34 The Commission discussed the requirements for sidewalks and if there is a systematic plan.
35

36 **COMMISSION REPORTS:**

37 None
38

39 **Motion to adjourn: G Walker, R Cecil second**

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

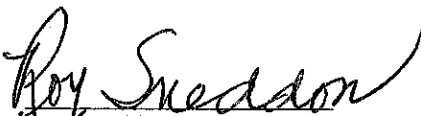
41 **Nay: None**

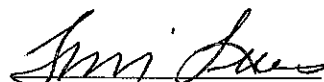
42 **Abstain: None**

43 **Excused: None**
44

45 Meeting adjourned at 8:10 pm
46

47 Minutes taken and prepared by Terri Lewis
48

49
50 
51 Roy Sneddon, Chairman
52


Terri Lewis, Secretary

