

1 PROVIDENCE CITY
2 ADMINISTRATIVE LAND USE AUTHORITY MINUTES
3 THURSDAY, OCTOBER 2, 2014 11:35 A.M.
4 Providence City Office Building
5 15 South Main, Providence UT 84332
6

7 Call to Order: S Bankhead
8 Attendance: S Bankhead, R Eck, G Knighton
9 Audience Attendance: Wayne Southwick

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11 ACTION ITEMS:

- 12 Item No. 1. The Providence City Administrative Land Use Authority will consider a request from Wayne
13 Southwick for a conditional use and site plan approval for a cell tower located at 575 West 100 North.
- 14 • S Bankhead reviewed the history of this project and the codes that apply.
 - 15 • The application is complete and correct, however, the following three conditions need to be
16 considered:
 - 17 ○ Continue to meet all relevant federal, state, county, and Providence City rules, laws,
18 codes, ordinances related to the installation and operation of a cell tower.
 - 19 ○ Prior to receiving a certificate of occupancy, if site improvements are not complete, the
20 applicant will provide security of performance as required by 10-8-5:E. Installation;
21 Performance Security.
 - 22 ○ Prior to the installation of the site improvement, the applicant will schedule a pre-
23 construction meeting with the City. Storm water review will be done at that time.
 - 24 • G Knighton said he looked at the site this morning. The plan shows the property line a foot
25 away from the curb and gutter of the property to the south. (C.1). This could be a boundary
26 dispute issue because of the landscaping already in place on the south property. He wants
27 to know if the property line shown on the site plan is accurate.
 - 28 • W Southwick said he owns both sides of the property line shown. He has a desire to comply
29 with requirements, but needs to move forward with this.
 - 30 • G Knighton said he needs an accurate drawing, with dimensions, in regards to the curb and
31 gutter and the property line. He does not want the current landscaping to be removed. The
32 barbed wire fence needs to be removed.
 - 33 • S Bankhead said the ordinance does not allow barbed wire fencing.
 - 34 • W Southwick asked if xeriscape was allowed and asked what the requirement was.
 - 35 • S Bankhead said trees are the only thing called out. The plan shows crushed gravel and two
36 trees, which meet the requirement.
 - 37 • S Bankhead said if the fence is over 6' tall, a separate building permit will be required.
 - 38 • R Eck had a question about the drainage easement on C.1. He has a question about how and
39 where the storm water will be conveyed.
 - 40 • R Eck said an NOI and SWPPP need to be submitted.
 - 41 • S Bankhead said the following conditions need to be met:
 - 42 ○ Conditions:
 - 43 ○ Continue to meet all relevant federal, state, county, and Providence City rules, laws,
44 codes, ordinances related to the installation and operation of a cell tower.

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- Prior to receiving a certificate of occupancy, if site improvements are not complete, the applicant will provide security of performance as required by 10-8-5:E. Installation; Performance Security.
- Prior to the installation of the site improvement, the applicant will schedule a pre-construction meeting with the City.
- No barbed wire.
- Dimensions from back of curb to back of curb to be shown on drawings. Suggested 6' dimension.

Motion to approve with the site plan and conditional use with the conditions discussed being met: R Eck, second – G Knighton

Motion to adjourn: G Knighton, second – R Eck


Vote: Yea: S Bankhead, R Eck, G Knighton
Nay: None
Abstained: None
Excused: None

Meeting adjourned at 12: 35 pm.

Minutes recorded by S Bankhead and prepared by C Craven.



Skarlet Bankhead, City Recorder



Caroline Craven, Secretary