

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

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

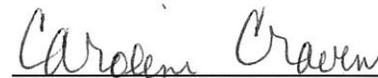
6 **Vote: Yea: S Bankhead, R Eck, G Knighton**

7 **Nay: None**

8 **Excused: None**

9 **Abstained: None**

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15 Skarlet Bankhead, Chairman

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15 Caroline Craven, Secretary

