

1 **PROVIDENCE CITY**
2 **ADMINISTRATIVE LAND USE AUTHORITY MINUTES**
3 **TUESDAY, JULY 16, 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: Skarlet Bankhead, Randy Eck, Gary Knighton
9 Audience member: Wayne Southwick
10

11 **ACTION ITEMS:**

12 **Item No. 1.** The Providence City Administrative Land Use Authority will consider a request from Wayne
13 Southwick to amend the site plan for a cell tower located at 575 West 100 North.
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- 15 • W Southwick would like to extend the fence that surrounds the cell tower area 15' to the east.
- 16 • W Southwick presented a drawing and explanation to the ALUA members.
- 17 • G Knighton pointed out that Verizon's plans show that it will take two pads and their easement
18 will take out two additional pads. W Southwick hasn't seen the construction drawings for
19 Verizon, he will have to get with them to see what their plans propose.
- 20 • S Bankhead said she would forward to Wayne the email that contains all the drawings.
- 21 • G Knighton is concerned about vegetation being able to grow with what is proposed to be
22 underground. A tree won't be able to grow. W Southwick said there are two existing trees on
23 the property and wondered if these would suffice. G Knighton explained that the trees are to
24 screen the property, not just to have trees on the lot.
- 25 • W Southwick said they had planned pole space for 5 carriers, but didn't realize how much
26 ground space would be needed for the 5 carriers, which is why they are requesting the change
27 to plans. They need extra space for the future and would like to do it now rather than tear
28 things up later on.
- 29 • G Knighton asked if there was water and sewer stubbed into the lot.
- 30 • R Eck said there wasn't water or sewer going to the property.
- 31 • G Knighton asked how the landscaping was going to grow without water.
- 32 • W Southwick said they were hoping to have landscaping that wouldn't require a lot of water to
33 grow. He said that he wants the property to look pleasant, so he wants things that are going to
34 grow. There is additional property that is owned by the developer where a water service could
35 be placed if needed. There is a sprinkler system they could tap into if they decided water was
36 needed.
- 37 • R Eck said that all the City can do is caution the developer as far as installing water and sewer
38 services at this point.
- 39 • W Southwick asked if they could provide a cash/performance bond.
- 40 • S Bankhead said that the ordinance allowed the developer to do this for landscaping.
- 41 • W Southwick said the curb and gutter is scheduled to be installed within the next three weeks,
42 so he doesn't think that will be a problem. He said they are waiting for the fiber to be brought
43 in which is possibly 4 to 5 weeks out. Fiber won't start until the power is done and the power is
44 supposed to start work on Monday.

- 1 • G Knighton asked about the installation of curb and gutter in the front. He thought that
2 Christensen/Griffiths were taking care of all of that.
- 3 • W Southwick said that they weren't responsible for the curb and gutter and he wondered if they
4 could do a cash/performance bond for the curb and gutter if need be.
- 5 • S Bankhead told him that wouldn't be an option. Curb and gutter is part of minimum
6 improvements and would have to be installed before the cell towers could power up. The only
7 area that is increasing with this request is to the east, the driveway is staying in the current
8 location.

9 **Motion to allow the deviation from the original site plan and move 15' to the east and to extend the**
10 **landscaping an additional 15' to the east: R Eck, second – G Knighton**

- 11 • G Knighton asked if the City needed to see a landscape plan.
- 12 • W Southwick stated that it didn't sound like the City would accept the existing trees and they
13 won't be accepted. Trees will need to be planted to screen the property.

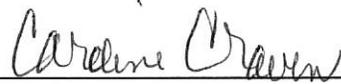
14 **Vote: Yea: S Bankhead, R Eck, G Knighton**
15 **Nay: None**
16 **Abstained: None**
17 **Excused: None**

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

19 **Vote: Yea: S Bankhead, R Eck, G Knighton**
20 **Nay: None**
21 **Abstained: None**
22 **Excused: None**

23
24 Minutes recorded by T Bankhead and prepared by C Craven.

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28
29 
30 Skarlet Bankhead, City Recorder


Caroline Craven, Secretary