

1 **PROVIDENCE CITY**
2 **ADMINISTRATIVE LAND USE AUTHORITY MINUTES**
3 **TUESDAY, JULY 28, 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 Others: Nefi Garcia

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11 **ACTION ITEMS:**

12 **Item No. 1.** The Providence City Administrative Land Use Authority will consider a request from Nefi
13 Garcia, agent for Verizon Wireless, to a conditional use to occupy space on and near a cell tower located
14 at 575 West 100 North.

- 15 • S Bankhead reviewed the background information for this project.
16 ○ The application was received on 07/15/2015.
17 ○ A site plan and a conditional use for a cellular tower were approved for 575 W. 100 N.
18 on 10/02/2014.
19 ○ The site plan for 575 West was amended on 03/24/2015 and 07/16/2015.
20 ○ On 07/21/2015 Wayne Southwick, as the designated representative for the Sagers
21 Family Limited Partnership on this project, approved the construction drawings as
22 presented by Verizon Wireless.
- 23 • Finding of Facts:
24 ○ Utah Code 10-9a-507. Conditional Uses.
25 ○ Official zoning map revised February 3, 2015.
26 ○ The following Providence City Code (PCC) list regulations and requirements to be
27 considered:
28 ■ 10-3-5-Conditional Use Permits
29 ■ 10-6-1:D.7. Radio / TV / Cellular Towers
30 ■ 10-8-8: Low Power Towers and Antennas for Radio Communications
- 31 • The request meets the requirements for our application. The use chart does allow a cellular
32 power as a conditional use in a CDG zone. Parcel 02-212-0006 is located in a CDG zone.
33 Providence City Code 10-8-8-G.3 says co-location on an existing monopole structure shall be a
34 conditional use and shall be handled administratively. T Mobile does not need to come in
35 independently for a conditional use because it was the carrier going up with the tower. Verizon
36 is coming in as a co-location and they are here as a conditional use. Future companies that want
37 to locate on that tower will need to come in under this process.
- 38 • G Knighton asked how many companies will come in.
39 • N Garcia said the monopole can support 5 carriers.
40 • S Bankhead read City Code 10-8-8. P - Monopole structures: all monopole structures shall be
41 designed by a state certified engineer to allow co-locations of antennas owned by at least 3
42 separate users on a single pole. Verizon was designed for 5. The City will allow 5.
43 • G Knighton asked who verified the structure of the monopole to make sure it isn't overloaded
44 structurally.

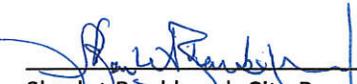
- 1 • N Garcia said when they were issued a building permit they had to show structural drawings
- 2 stamped by a structural engineer.
- 3 • G Knighton said the plans came stamped by an engineer on the Rage project, but he was a
- 4 rubber stamp engineer and he would give very little credence to his credentials.
- 5 • G Knighton had a concern about easements across the pads owned by Wayne Southwick for
- 6 other carriers.
- 7 • N Garcia said the access into the compound terminates at the gate.
- 8 • G Knighton asked about the easement going through the parking lot of a different parcel and
- 9 asked if it needed to be recorded on the plat.
- 10 • S Bankhead said if the easement is specific to Verizon, an easement will need to be recorded on
- 11 that lot. Mr. Southwick is not the only owner on that lot.
- 12 • N Garcia said he has an easement signed by Wayne Southwick and Jeff Ballard on parcel 7, but it
- 13 has not been recorded.
- 14 • S Bankhead said it needs to be recorded.
- 15 • N Garcia said the easement (the MOE) will be recorded along with the description.
- 16 • S Bankhead said the City will have to be provided with a recorded easement across parcel 7.
- 17 • G Knighton said the City will not allow the power to go on until all site improvements have been
- 18 made.
- 19 • R Eck asked how anyone would know if the power has been turned on.
- 20 • N Garcia said the meter will be running. There is a multi-meter bank on the southwest corner.
- 21 • S Bankhead said there is a conditional use granted on the park property. She asked if there is a
- 22 long term agreement with Southwick. The city will need something verifying the withdrawal of
- 23 the conditional use permit on the City park property. She expressed disappointment that
- 24 Verizon was pulling withdrawing the conditional use permit with the City.

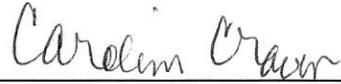
25 **Motion to grant a condition use permit to Nefi Garcia, representing Verizon Wireless, with the**
 26 **condition that all requirements are met, including the additional requirements that the City receive a**
 27 **recorded document on the easement on Lot 7, as well as verification that the conditional use permit**
 28 **granted to Verizon Wireless on Alma Leonhardt Park has been withdrawn: R Eck, second – G Knighton**

29 **Vote: Yea: S Bankhead, R Eck, G Knighton**
 30 **Nay: None**
 31 **Abstained: None**
 32 **Excused: None**

33 **Motion to adjourn: G Knighton, second – R Eck**
 34 **Vote: Yea: S Bankhead, R Eck, G Knighton**
 35 **Nay: None**
 36 **Abstained: None**
 37 **Excused: None**

38 Meeting ended at 9:22 am.
 39 Minutes recorded and prepared by C Craven.

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 Skarlet Bankhead, City Recorder

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 Caroline Craven, Secretary