

Provo City Planning Commission

Report of Action

June 8, 2022

ITEM 2 Atlas Tower requests a Conditional Use Permit for a telecommunications monopole tower, located at 1499 N 2200 W, in the Agricultural (A-15) Zone. Grandview North Neighborhood. Melissa McNalley (801) 852-6164 mmcnalley@provo.org PLCUP20220126

The following action was taken by the Planning Commission on the above described item at its regular meeting of June 8, 2022:

Recommend Approval

On a vote of 8:0, the Planning Commission recommended approval of the Conditional Use permit for Atlas Tower to construct a monopole communications tower on parcel 19:048:0025.

Motion By: Lisa Jensen

Second By: Miles Miller

Votes in Favor of Motion: Miles Miller, Brian Henrie, Melissa Kendall, Dave Anderson, Robert Knudsen, Laurie Urquiaga, Daniel Gonzales, and Lisa Jensen.

Laurie Urquiaga was present as Chair.

- Includes facts of the case, analysis, conclusions, and recommendations outlined in the Staff Report, with any changes noted; Planning Commission determination is generally consistent with the Staff analysis and determination.

STAFF/APPLICANT PRESENTATION

The Staff Report to the Planning Commission provides details of the facts of the case and the Staff's analysis, conclusions, and recommendations. Key points addressed in the Staff's presentation to the Planning Commission included the following:

- The property is located in the A1.5 Zone, which allows monopole structures as a conditional use.
- Atlas Towers meets the conditions for a monopole tower outlines in Provo City Code 14.34.250 (11).
- All items related to this code will be met prior to installation of the pole.
 - Monopole site will be moved 150 feet to the north of the initial proposed location to satisfy the 160-foot distance required from the residential zone boundary.
 - Final set of plans will be approved by a Utah State licensed Engineer.

NEIGHBORHOOD AND PUBLIC COMMENT

- There were a few members of the neighborhood who voiced their concerns of having a cell tower in the neighborhood. Concerns were expressed both over the appearance of the tower and the potential health risks of 5G transmission. Concern was also raised about noticing to the neighborhood. The applicant pointed out that there was a neighborhood meeting and notices were sent out to addresses within 1000 feet of the proposed site. There were 78 notices sent in total.

PLANNING COMMISSION DISCUSSION

Key points discussed by the Planning Commission included the following:

- There were general questions about the appearance of the cell tower as well as the height of surrounding trees. Concern was expressed over the removal of some of the existing trees on the property.
- There was discussion over 5G transmission and whether it is a danger to health. Commissioner Kendall pointed out that a brief internet search did not bring any negative health information related to 5G. She also reminded Commissioners that their job is to review the conditions.
- Commissioner Jensen asked about additional conditions that should be added to the permit. After discussion, commissioners added the following to the conditions of the approval of the permit:
 - The appearance of the pole tree should be close to the native vegetation in Utah.
 - The natural vegetation on the site should be preserved as much as possible and be replaced as needed.



Planning Commission Chair



Director of Development Services Department

See Key Land Use Policies of the Provo City General Plan, applicable Titles of the Provo City Code, and the Staff Report to the Planning Commission for further detailed information. The Staff Report is a part of the record of the decision of this item. Where findings of the Planning Commission differ from findings of Staff, those will be noted in this Report of Action.

Legislative items are noted with an asterisk (*) and require legislative action by the Municipal Council following a public hearing; the Planning Commission provides an advisory recommendation to the Municipal Council following a public hearing.

Administrative decisions of the Planning Commission (items not marked with an asterisk) **may be appealed** by submitting an application/notice of appeal, with the required application and noticing fees, to the Development Services Department, 330 West 100 South, Provo, Utah, **within fourteen (14) calendar days of the Planning Commission's decision** (Provo City office hours are Monday through Thursday, 7:00 a.m. to 6:00 p.m.).

BUILDING PERMITS MUST BE OBTAINED BEFORE CONSTRUCTION BEGINS