



PLANNING COMMISSION MINUTES

Santaquin City Council Chambers
March 27, 2014

Commission Members Present: Kyle Francom, Scott Parkin, Trevor Wood. Brian Rowley participated by telephone.

Others: City Manager Ben Reeves, Deputy Recorder Linda Midgley, Verizon Wireless representatives Pete Simmons and Robert Whitlock.

Commissioner Parkin called the meeting to order at 6:50 p.m.

DISCUSSION AND POSSIBLE ACTION ITEMS

Telecommunications Facilities

Pete Simmons addressed the Commission. Mr. Simmons said he had met with Dennis Marker and Mark Williams regarding placing a cell tower facility on the rodeo grounds, and had discussed the codification of an ordinance for Santaquin City. He said many cities do not allow the top hat design. The hybrid design allows for two carriers, but one would be below 60 feet. A 100 foot tower with a top hat design provides for three carriers. A hybrid design must be 200 feet tall to provide for three carriers. Mr. Simmons said there was also a safety issue with hybrid poles, as a cherry picker is needed to do maintenance. A top hat design has platforms that allow workers to climb the pole and work from the platform. Mr. Simmons said he would like the City to allow poles with a top hat design.

Commissioner Parkin said the Planning Commission had increased the height allowed for the poles in order to accommodate a hybrid design. He said he was concerned with the aesthetic appearance of a top hat tower, as that was not the look and feel desired in Santaquin. He felt the hybrid was less visually intrusive than a top hat pole. Ben Reeves said the City Council had heard Mr. Simmons' concerns and felt the Planning Commissions should have an opportunity to consider his request. The Council had some concerns about safety and pole maintenance. Commissioner Rowley commented that safety was more important than aesthetics. Commissioner Parkin said a cherry picker was as safe as the top hat platform. Mr. Simmons said if they had to bring in a cherry picker, they would need more room around the tower. Commissioner Francom asked how often the tower needed to be serviced. Mr. Simmons said generally a couple of times a year.

Mr. Reeves said one suggestion had been for hybrids to be allowed to extend 120 feet, and top hat designs have a height limit of 100 feet. Mr. Simmons said the flush mounted towers had been having a lot of issues with the new technology. They are not actively doing the hybrid pole at this time. Mr. Simmons said the hybrid does not account for the down tilting of the antennas. It would be necessary to increase the diameter to allow for down tilting. The top hat design has a 17 foot diameter.

Commissioner Parkin asked what tower requirements Mr. Simmons anticipated in the next 30 years. Mr. Simmons said more towers will be needed because more data is being used. He gave some statistics on cell phone growth.

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Telecommunications Facilities, continued:

Distance between towers was discussed. Mr. Reeves said two poles can be put beside each other if they have different operators, but need to be separated if they are the same operator. Robert Whitlock indicated there is sometimes interference when two poles are close together and special filters are needed to deal with the issues.

Commissioner Francom asked if the top hat design was against the aesthetic look of the City. Mr. Reeves said the one currently in town is top hat, and is filled to capacity. Beautification and stealth poles were discussed. Mr. Simmons indicated cities are finding the stealth design actually pops out visually more than a tower.

Height allowances were discussed. Commissioner Wood said the current tower cannot be seen until about half a block from the structure. A taller one could be seen from a further distance. Commissioner Parkin said a taller pole buys the City fewer poles in the future. Commissioner Rowley said the pole will not be noticeable in the rodeo grounds because of the height of the lights. Mr. Whitlock said 7 antennas were possible on a 160 foot pole. 150 feet is about the height limit possible on a monopole. After further discussion, Commission consensus held that top hat designs be permitted, with a 150 foot maximum height per pole.

Mr. Simmons said Title 10-6-34, Section C2 d, 'Equipment Facilities' requires a detailed written explanation and analysis as to why the equipment facilities cannot be located in an existing building. Commissioner Parkin said it was reasonable to ask if the same benefit with a new building could be had using an existing building, to lessen impacts. Mr. Reeves said this issue could be handled in lease negotiations. Commission consensus held that Section C2 d be taken out of the ordinance.

Mr. Simmons clarified the permitted uses permitted in listed zones noted in Title 10-6-34, Section D, will be taken care of administratively. Mr. Simmons discussed Title 10-6-34, Section D-1 c, 'Wall mounted antennas'. He said the second sentence, *determining the area by drawing straight lines around the outermost portions of the antennas until enclosed*, was not possible with more than one antenna. Mr. Reeves said it was a moot point at this time as the City did not have any buildings over three stories. Commission consensus held that the second sentence of this section be eliminated.

Mr. Simmons discussed Title 10-6-34, Section D3 g, regarding landscaping screening requirements. He felt dense landscaping was not needed in all locations and should be reviewed on a case by case basis. Mr. Reeves said this could be negotiated through lease arrangements. The DRC does review site plans. After some discussion, the wording *'Monopoles and associated equipment facilities shall provide dense landscape screening around the compound area so as to obstruct the public view of such facilities. The Development Review Committee may require additional landscaping or fencing as part of the site plan approval'* was changed to *'Monopoles and associated equipment facilities shall be required to provide screening (e.g. landscaping or other) around the compound area so as to obstruct the public view of such facilities, subject to the design review of the Development Review Committee and within the terms of the lease agreements accepted by the government body. The Development Review Committee may require additional landscaping or fencing as part of the site plan approval'*.

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Telecommunications Facilities, continued:

Mr. Reeves said if the towers were a permitted use in other zones, they would be held at the building permit level, and not be subject to a government body. Commission consensus held that permitted uses, with the exception of co-location, in all zones except City owned properties, be changed to conditional uses.

Commissioner Parkin made a motion to forward the code amendment regarding telecommunications facilities to the City Council with a positive recommendation, with the following changes: that top hat towers be allowed; that poles be a maximum height of 150 feet tall, that up to seven carriers be permitted per pole; that Section C2-D be eliminated; that the second sentence from section D1-C be eliminated; the changes noted above be added to section 3G; and that permitted uses, with the exception of co-location, in all zones except City owned properties, be changed to conditional uses. Commissioner Francom seconded the motion. The vote to forward the code amendment regarding telecommunications facilities was unanimous.

PUBLIC FORUM

Commissioner Parkin opened the Public Forum. No comments were addressed to the Commission. Commissioner Parkin closed the Public Forum.

Minutes

Commissioner Rowley made a motion to approve the minutes of March 13, 2014 as written. Commissioner Parkin seconded the motion. The vote to approve the minutes of March 13, 2014 as written was unanimous.

Rezone of Oberg & Ahlin Properties

Commissioner Francom made a motion to table the rezone of the Oberg & Ahlin properties. Commissioner Wood seconded the motion. The vote to table the rezone of the Oberg & Ahlin properties was unanimous.

Adjournment:

Commissioner Wood made a motion to adjourn the meeting. The meeting adjourned at 8:30 p.m.

Scott Parkin, Chair

Linda Midgley, Deputy Recorder