

Provo City Planning Commission

Report of Action

July 10, 2019

Item 2 Atlas Tower 1, LLC requests a Conditional Use Permit for a proposed telecommunications facility including a 105' monopole located at approximately 2268 W Lakeview Parkway in the A1.5 Agricultural Zone. Provo Bay neighborhood. Brian Maxfield (801) 852-6429 PLCUP20190126

The following action was taken by the Planning Commission on the above described item at its regular meeting of July 10, 2019:

CONTINUED

On a vote of 7:0, the Planning Commission continued this item to the August 14, 2019 Planning Commission meeting, to provide the applicant and staff time to evaluate alternate sites and propose adequate screening for the equipment, and to particularly consider sites on the south side of the Lakeview Parkway that are deemed buildable and would adequately meet the power and accessibility needs for the tower, as that area would have a lesser impact on future residential development.

Motion By: Dave Anderson

Second By: Andrew Howard

Votes in Favor of Motion: Dave Anderson; Andrew Howard; Robert Knudsen; Russell Phillips; Maria Winden; Jamin Rowan; Deborah Jensen

Votes Opposed: None

Deborah Jensen was present as Chair.

RELATED ACTIONS

None

STAFF PRESENTATION

Community Development staff presented information on the proposed monopole cell tower, and the parameters the Planning Commission is allowed in its consideration based on regulations of the Federal Communications Commission (FCC) and those for a Conditional Use Permit.

CITY DEPARTMENTAL ISSUES

The applicant still needs to finalize power line access and improvements with Provo Power.

NEIGHBORHOOD MEETING DATE

The neighborhood chair did not feel the need to hold a neighborhood meeting for this item.

NEIGHBORHOOD AND PUBLIC COMMENT

Frank Stubbs, an adjacent property owner expressed concern for the location of the tower in an area that is planned for eventual residential development and its impacts on that future development. The proposed location for the tower is adjacent to his property. He then asked if the tower could instead be constructed on the south side of the Lakeview Parkway.

APPLICANT PRESENTATION AND RESPONSE

The applicant, Cornelius Whitehead, gave the background to the need for wireless service in this area and their considerations in the selection of this site. In response to questions from the Planning Commission, he explained the engineered safety elements incorporated into a tower structure; the coverage limits they had in the consideration of other properties and especially the City’s proposed regional park to the west; and, that they will take whatever direction the Planning Commission gives regarding the necessary screening of their on-ground facilities, including the building of masonry walls.

PLANNING COMMISSION DISCUSSION

Members of the Planning Commission asked clarifying questions of the applicant and staff regarding the reason for the selection of this site and not others, and expressed concern for the effect the tower’s location would have on the future residential of the area next to its proposed location. Discussion then centered on properties located on the south side of the Lakeview Parkway as an alternative location, as it was believed that area might still provide the desired area coverage, without causing the same impact to the residential areas.



Planning Commission Chair



Director of Community Development

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.