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**MINUTES OF THE PLANNING COMMISSION REGULAR MEETING ON
TUESDAY, MARCH 15, 2016,
AT THE SPRINGDALE TOWN HALL, 118 LION BLVD., SPRINGDALE, UTAH.
THE MEETING BEGAN AT 5:00 PM.**

MEMBERS PRESENT: Chairman Jack Archer, Allan Staker, Randy Taylor, Scott Taylor and Jack Burns from Zion National Park

EXCUSED: Liz West, Mike Marriott

ALSO PRESENT: DCD Tom Dansie, Associate Planner Toni Benevento and Town Clerk Darci Carlson recording. Please see attached list for citizens signed in.

Approval of Agenda: Motion made by Randy Taylor to approve the agenda; seconded by Jack Archer.

Staker: Aye

R. Taylor: Aye

Archer: Aye

S. Taylor: Aye

Motion passed unanimously.

Commission discussion and announcements: Mr. Dansie announced students from the University of Utah Department of Parks, Recreation and Tourism were in attendance at the meeting. Professor Michael Kane said while students were here they would review the unique relationship between Zion National Park and local communities. They would meet with business owners and residents. Mr. Archer welcomed them to the Planning Commission meeting.

Action Items

Public Hearing: Wireless Communications Facilities – Public comment and consideration of proposed ordinance: Mr. Dansie said the purpose of the ordinance was to provide special regulations for wireless communications facilities. Currently any application would be evaluated under the base zoning of the area. Based on the Telecommunications Act of 1996 it was important for the Town to adopt specific standards for wireless communications facilities so they would be more fairly evaluated, regulated and accommodated.

Mr. Dansie said goals of the ordinance were to allow adequate wireless service and protect scenic vistas and visual character. To achieve these goals, wireless facilities were prioritized by preference. Incentives were given to facilities that decreased visual impact yet provided adequate service. Expert reviews would be required under specific circumstances to insure a proposed facility was necessary and met impact standards.

In the previous meeting Commissioners contemplated the hiring of an industry expert to help advise them. Mr. Dansie said staff contacted consultants and found their fees were more affordable than anticipated therefore funding could likely be managed under the current budget.

A summary about the distributed antenna system (DAS) in Paradise Valley, AZ was provided in the staff report. It was noted DAS relied on a fiber optics network for data backhaul. The fiber optic cable currently installed in Town was owned by First Digital. Other providers were interested in installing fiber optic cable in conjunction with the SR-9 reconstruction project.

Mr. Burns recommended the Town take a conservative approach regarding the type of facilities allowed, at least until the future of fiber optics played out. He questioned if a free-standing tower was a necessary option.

- Mr. Dansie said the ordinance was drafted to make towers the last priority. Height was limited to the underlying zone but there was potential to increase this height through an expert analysis. Mr. Dansie said if adequate coverage was possible through other facility options then a tower could be removed from the list.
- Mr. Burns added Zion National Park decided to allow only concealed wireless facilities.

After the public hearing tonight the Commission had several options. They could make a recommendation to the Council to adopt the ordinance as drafted; they could make changes based on input; or, they could table it.

- Mr. R. Taylor felt it important to get an ordinance in place and initiate some controls.

Mr. Archer asked why the Commission could not simply deny wireless facilities.

- Ms. Benevento referenced the federal Telecommunications Act of 1996 which prohibited any action that discriminated against wireless service including banning construction, modification or placement.

Public questions: Debbie DePompei questioned the application process.

- Mr. Dansie answered requirements were dependent upon the type of facility being proposed. Facilities high on the priority list were encouraged and incentivized and had a less involved review process. There were added layers of requirements for facilities further down the priority list.

Ms. DePompei suggested the ordinance include the addition of wireless internet service providers under the applicability section. She also asked who would conduct the third party review.

- Mr. Dansie said if the ordinance was adopted, the Town would need to determine a policy of how third party reviews would be conducted.
- Ms. DePompei noted there was no mention of a specific timeline or cap on costs. She said the FCC required applications be reviewed within a certain time period and recommended this designation be defined.

Ms. DePompei said the ordinance language encouraged colocation to accommodate multiple service providers; but this would require separation between antennas and not possible if the maximum height in the Town was only 28'.

Motion made by Randy Taylor to open public hearing; seconded by Allan Staker.

Staker: Aye

R. Taylor: Aye

Archer: Aye

S. Taylor: Aye

Motion passed unanimously.

Public comment: No comments were made.

Motion made by Jack Archer to close public hearing; seconded by Allan Staker.

Staker: Aye

R. Taylor: Aye

Archer: Aye

S. Taylor: Aye

Motion passed unanimously.

Mr. Archer asked the time it would take for a consultant to review the ordinance.

- Mr. Dansie said it would likely take a few months to complete.

The Commission discussed small cell technology. Mr. Dansie indicated this technology could be utilized in street light, concealed, stealth or attached facilities. He said the ordinance focused more on visual impact rather than the specific technology used in the facility. Commissioners could reorder the priority

list if they determined street lights should not be at the top. Mr. Dansie said wireless facilities could also be combined to achieve the best coverage. Facility types were not mutually exclusive.

Mr. Archer stressed the objective was to avoid creating unintentional holes in the ordinance.

- Commissioners wanted ordinance language to include comments from today. They also wanted to pursue more expert advice.

Mr. S. Taylor stressed systems had to be effective. Although aesthetics were important to him the main issue was that cell and data service needed to work.

- Mr. R. Taylor felt the ordinance addressed both visual impact and system effectiveness.
- Mr. Staker referenced the results of the wireless communications survey. He said the bulk of respondents had Verizon and were satisfied with service. He questioned what new providers would bring to make people want to switch. When more visitors were in Town, capacity decreased.

Ms. Benevento was complimented by the Commission for the work done on the survey.

Motion made by Randy Taylor to recommend to the Town Council adoption of ordinance 10-26 regarding Wireless Communications Facilities and direct staff to include comments from the public hearing process and list small communication systems as a high priority; seconded by Allan Staker.

Staker: Aye

R. Taylor: Aye

Archer: Aye

S Taylor: Aye

Motion passed unanimously.

Discussion and possible action regarding the update to the General Plan: Mr. Dansie said the Commission reviewed the General Plan at length over the past year. They held the public hearing as required. The staff incorporated all comments and revisions. Before the Commission tonight was the finished, polished version. Chapter 1, Introduction and Executive Summary, contained the list of General Plan priorities. The Education section was being termed an appendix which made it separate and distinct from the content of the General Plan.

Mr. Archer said both the staff and Planning Commission put a lot of time into the General Plan update. He expressed surprise there was not a bigger turnout during the public hearing. Mr. Archer commented this likely indicated the community was happy with the contents.

Motion made by Jack Archer to recommend adoption of the General Plan update and send to the Town Council for review; seconded by Randy Taylor.

Staker: Aye

R. Taylor: Aye

Archer: Aye

S. Taylor: Aye

Motion passed unanimously.

Consent agenda

Motion made by Scott Taylor to approve the minutes from February 16th and March 1st; seconded by Allan Staker.

Staker: Aye

R. Taylor: Aye

Archer: Aye

S. Taylor: Aye

Motion passed unanimously.

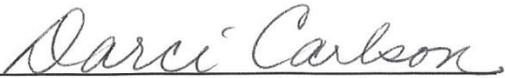
Adjourn

Motion to adjourn at 5:50pm made by Jack Archer; seconded by Randy Taylor.

Staker: Aye

R. Taylor: Aye

Archer: Aye
S. Taylor: Aye
Motion passed unanimously.



Darci Carlson, Town Clerk

APPROVAL:  _____ DATE: 4-21-16 _____

