

**KAYSVILLE CITY PLANNING COMMISSION
NOTICE AND AGENDA**

Notice is hereby given that the Kaysville City Planning Commission will hold their regular meeting on Thursday, July 11, 2019 at 7:00 p.m. in the Municipal Center.

The agenda shall be as follows:

1. Opening and introduction of new Planning Commission members.
2. Election of Planning Commission Chairperson and Vice-Chairperson.
3. Training on roles and responsibilities of the Planning Commission.
4. Approval of the minutes from the meeting on June 27, 2019.
5. Conditional use permit for tennis lessons at 102 S. Shadow Way for Michael Scott Jones.
6. Conditional use permit for contractor-fence installer at 595 E. 100 S. for Eric Larmore.
7. Conditional use permit for a new telecommunication tower at approximately 950 W. Sportsplex drive (Barnes Park) for T-Mobile/Rock Schutjer (Tabled item).
8. Work session - continued discussion on housing options.
9. Call to the public.
10. Other matters that properly come before the Planning Commission:
 - a. Reports.
 - b. Correspondence.
 - c. Calendar.
11. Adjournment.

I hereby certify that I posted a copy of the foregoing Notice and Agenda at the Kaysville Municipal Center and mailed copies to the media representatives on Wednesday , July 3, 2019.



Lyle Gibson
Zoning Administrator



Planning Commission Staff Report

Conditional Use Permit for Major Home Occupation 'B' Group Tennis Instruction July 11 2019

Applicant/Owner: Michael Scott Jones
Location: 102 south Shadow Way
Zone: R-1-20

Description:

The applicant is requesting a conditional use permit for a major home occupation 'B' to offer Tennis lessons from his home. Michael will offer the lessons during the summer months. Lessons are private, semi-private one on one or small group lessons. Classes or groups will likely be four students or less at any particular time. The Tennis Court on site is behind the house on a corner lot, there is ample parking on site. The lesson hours anticipated to be Monday through Friday, between 9am and 1pm.

The request being an organized class per 17-26-4 (12) requires that a limit be placed on the number of students and/or the number of vehicles transporting students in order to prevent congestion.

Recommendation:

Staff is recommending approval of the proposed conditional use permit for a major home occupation 'B' subject to compliance with Title 17-26-4 of the Kaysville City Ordinance and the following condition:

- The number of students be limited to 8 per class.

Reasoning:

The existing conditions on site, the proposed conditions, and the restrictions of the ordinance appear to be appropriate for mitigating potentially anticipated detrimental impacts.

Attachment 1: Area map

102 South Shadow Way





Planning Commission Staff Report

Conditional Use Permit for a Major Home Occupation 'B', Handyman and Fence Repair. July 11, 2019

Applicant/Owner: Eric Larmore
Location: 595 East 100 South
Zoning: R-D

Description:

The applicant is requesting a conditional use permit for a Major Home Occupation B at the above listed address. Mr. Eric Larmore is currently anticipating doing a fencing repair and Handyman service. Eric has an unmarked, "no signage" pickup truck with limited various tools contained inside, and a twenty-foot trailer. Eric has no employees. He has no materials delivered to his home, and does not store material on his property.

Recommendation:

Staff is recommending approval of the proposed conditional use permit for a Major Home Occupation B, woodworking without the need for additional conditions.

Reasoning:

Having discussed the use with the applicant, staff feels that the restrictions already in place within the ordinance are sufficient for mitigating reasonably potentially detrimental impacts.

Attachment 1: Area Map

595 East 100 South





Planning Commission Staff Report

Conditional Use Permit for a Telecommunications Tower July 11, 2019 (tabled item)

Applicant/Owner: Rock Schutjer (T-Mobile) / Kaysville City
Location: Barnes Park (Approximately 950 West Sportsplex Drive)
Zone: PU (Public Use)

Description:

Tabled Item from the 6/27/19 meeting - Update:

At the last Planning Commission meeting concerns were raised regarding the location of the proposed cell tower. Staff has reviewed the options within Barnes Park and based on the applicants location requirements, distance restrictions from residential properties within the ordinance, access, impact on park function, and utility availability/feasibility the proposed location is the preferred option within the park.

Original Report

The applicant representing T-Mobile is requesting a conditional use permit to construct a new stealth cell tower. The proposed structure would replace an existing light pole near the northeast ballfield in the Barnes Park Sports Complex.

The applicant has been working with city staff to explore the area for a location that is suitable for their coverage needs and that also has the least impact on the park and its surroundings. The proposed location would include an equipment compound that would use brick/block to match the materials found in nearby buildings in the park. There is space for 2 total users. The pole would replace the existing 70 foot tall light pole with a 90 foot cell tower. T-Mobile would take the top position, with room for a future user above field lights which would replace the light pole being removed.

This would be the first tower built under the city's revised telecommunications tower ordinance and the first Stealth Tower'. The applicable ordinance for the Planning Commission's consideration is below.

17-31-25 Telecommunications Towers

- 1) Each person or company desiring to locate a telecommunication tower within the City shall submit a Site Location Master Plan. This plan shall be submitted and accepted by the Planning Commission prior to the processing of any permits for telecommunication towers. The plan shall identify existing locations of facilities, and approximate proposed locations of new facilities to provide service within City boundaries and the surrounding area for the ten (10) years following the date the plan is submitted. These estimates shall be based on projected population growth and anticipated development. The

applicant shall provide the City with the owner's current name, address, and an emergency telephone number for each facility.

- 2) Applicants for telecommunication tower permits shall co-locate their facilities on existing towers, unless it can be shown by substantial evidence that all existing towers are inadequate to serve the applicant's reasonable needs due to the location, height or other reason; and shall pay reasonable compensation to the tower owner to fairly share past and future costs.
- 3) Telecommunication towers shall be located, designed, and constructed to be as unobtrusive and as few in number as possible. They shall be subject to requirements that minimize the impact on surrounding properties and the City. No telecommunications tower shall exceed one hundred twenty feet (120') in height from the finished grade of the ground to the highest point on the structure.
- 4) Monopoles, antennas, and any associated buildings or equipment shall be painted to blend with the surroundings by which they are most commonly seen. The color shall be reviewed and approved on a case-by-case basis by the Planning Commission. Within six months after the facility has been constructed, the Planning Commission may require the color be changed if it is determined that the original color does not blend with the surroundings.
- 5) Telecommunication Towers and equipment shall not be permitted on any buildings used as a dwelling.
- 6) The following Wireless Telecommunication equipment may be allowed according to the applicable requirements:

- d) **Stealth Tower.** A tower is considered stealth if it is disguised as a tree listed on the Kaysville City Tree List or is attached to a pre-existing light pole, utility pole, or similar structure in order to significantly reduce its visual impact.

1. The Planning Commission may require the owner of a stealth tower to consent to at least one co-location (in addition to the owner's).
2. No Stealth Tower shall be permitted to exceed ninety feet (90') in height.

- 7) The following shall be considered by the Planning Commission for conditional uses.

- d) Compatibility of the proposed structure with the height and mass of nearby existing buildings and utility structures.
 - e) Location of the antenna in relation to existing vegetation, topography including ridge lines, structures, and buildings to obtain the best visual screening.
 - f) Installation of, but not limited to curb, gutter, sidewalk, landscaping, and fencing for the purpose of blending the site with the surrounding environment and providing screening for the tower and associated equipment.
- 8) Cables shall be installed on the interior of any monopole for telecommunications structure.
 - 9) Each application for a permit to construct a telecommunication tower shall be certified by a licensed professional engineer that the design of the facility meets all applicable standards for the facility including, but not limited to, electrical safety, material and design integrity, wind and seismic safety according to applicable building code adopted by Kaysville City.
 - 10)

- d) The applicant must certify in writing that if technology renders the tower obsolete or the tower is vacated, that the agent will remove the tower, all apparatus associated with it, the top three feet (3') of the footing, and restore the site to its original condition within ninety (90) days of the vacation of the tower.
- e) The tower owner shall maintain the tower, site, and improvements in a state of good repair. If not maintained, the Zoning Administrator may notify the owner of the tower that it must be repaired and used within thirty days after the notice was sent, or the facility must be removed. If the communication facility is not repaired, or removed within thirty days after notice was sent, the Zoning Administrator may order the removal of the facility and the restoration of the property at the owner's expense. Any conditional use permit issued for the facility will be automatically revoked.

- f) If a telecommunication tower is not used for more than six months, it shall be deemed to be abandoned for the purposes of subsection 10(a).

*The cell tower is more than 800 feet to the closest residential district. Must be at least 300 feet from the property line of a residential zoning district.

Recommendation:

Staff is recommending approval of the proposed conditional use permit for a telecommunications tower as proposed with the following conditions:

- Plans submitted for a building permit be designed to meet a 150 mph V-Ult wind speed.

Reasoning:

The existing conditions on site, the restrictions of the ordinance, and the proposed conditions appear to be appropriate for mitigating potentially anticipated detrimental impacts.

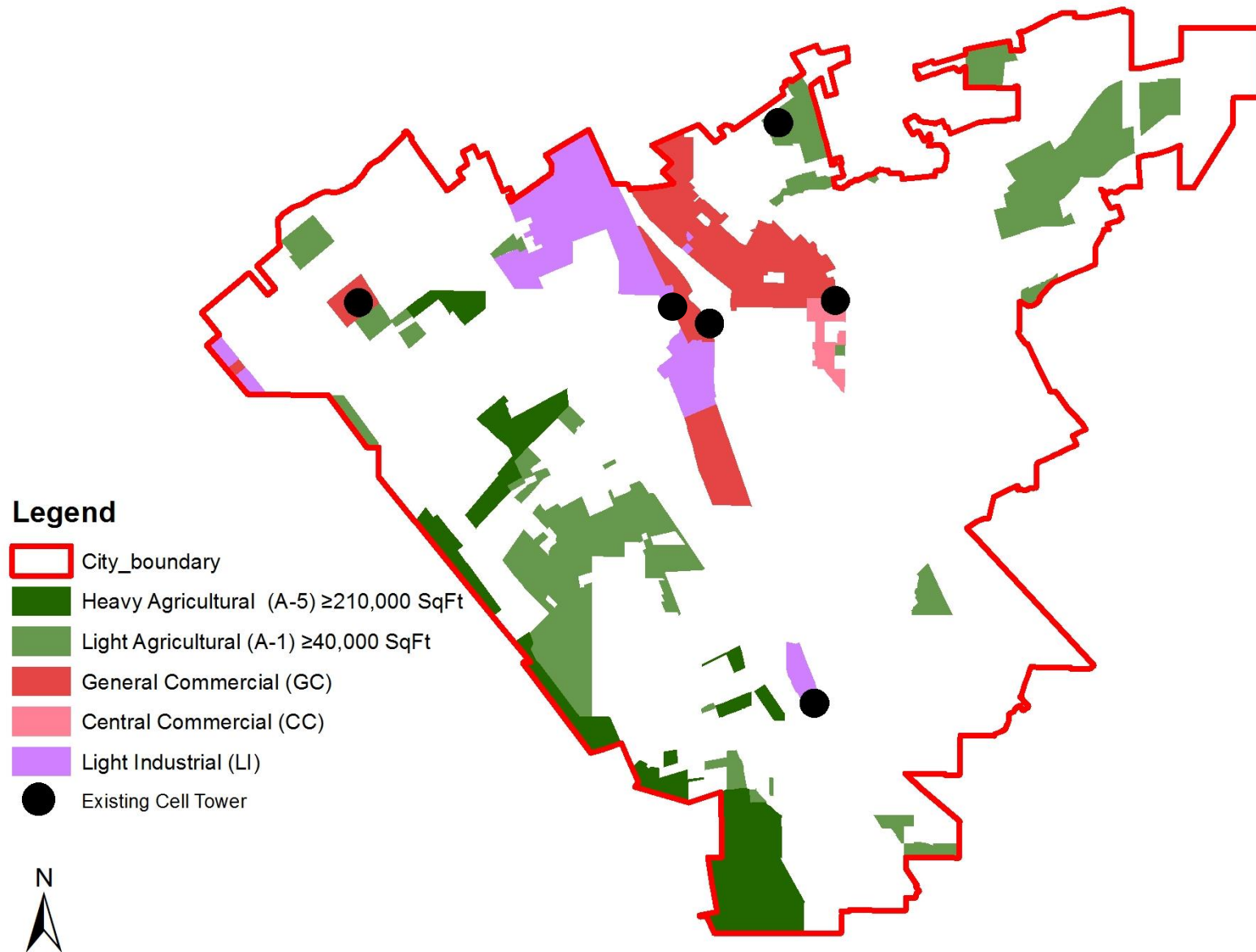
Attachment 1: Area Map

Attachment 2: Existing Cell Tower Map

Attachment 3: Site Location Master Plan (3 pages)

Attachment 4: Cell Tower Plans (6 pages)

Current Telecommunication Tower Locations



PROPRIETY INFORMATION:
THE INFORMATION CONTAINED IN THIS
SET OF DRAWINGS IS PROPRIETARY BY
NATURE. ANY USE OR DISCLOSURE
OTHER THAN THAT WHICH RELATES TO
T-MOBILE SERVICES IS STRICTLY
PROHIBITED.

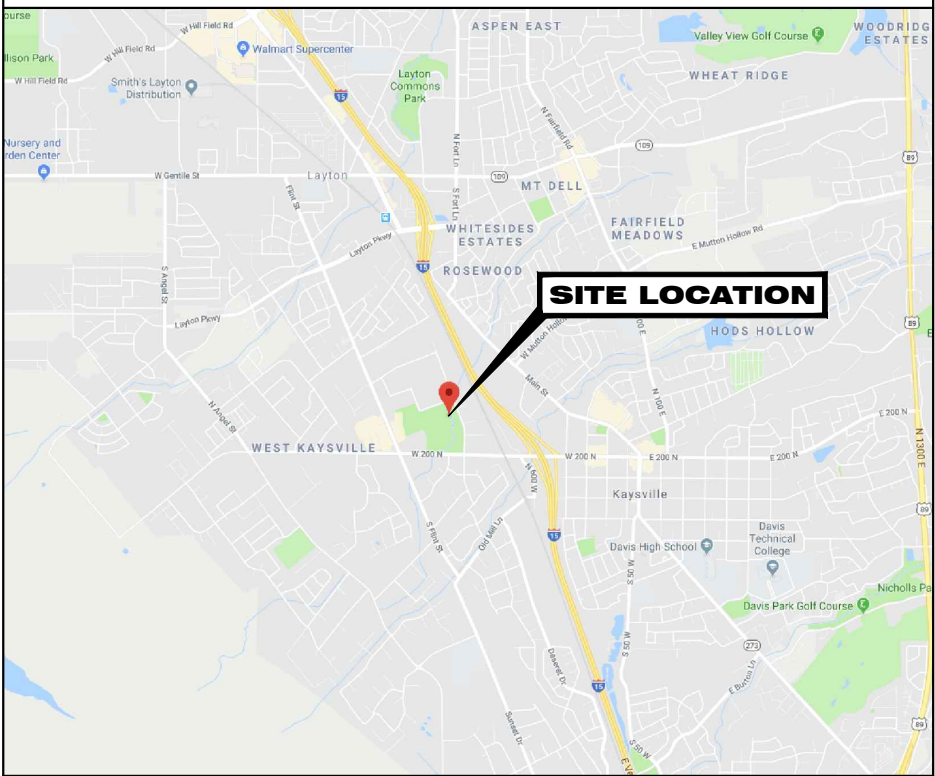


SL08095A BARNES PARK

950 WEST 200 NORTH
KAYSVILLE, UT 84037

LAT/LONG 41.04165834, -111.959055564

GENERAL LOCATION MAP



VICINITY MAP



DRAWING INDEX

[illegible]

PROJECT SUMMARY

PROPERTY INFORMATION:			
PROPERTY OWNER:	KAYSVILLE CITY CORPORATION		
SITE ID:	SL08095A		
ZONING CLASSIFICATION:	PU	JURISDICTION:	KAYSVILLE CITY
CONSTRUCTION TYPE:	U	CURRENT USE:	BASEBALL FIELD LIGHT
OCCUPANCY:	-	NEW USE:	UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY

APPROVALS

APPROVED BY	PRINT NAME	INITIALS	DATE
PROJECT MANAGER			
RF ENGINEER			
OPS MANAGER			
CONSTRUCTION			
LANDLORD			

CONTACT INFORMATION

<u>PROPERTY OWNER</u> KAYSVILLE CITY CORPORATION 23 EAST CENTER STREET KAYSVILLE, UT 84037	<u>SITE ACQUISITION FIRM</u> RAGE DEVELOPMENT LLC 2181 HUGO AVENUE SALT LAKE CITY, UT 84117
<u>NETWORK SYSTEMS OWNER</u> T-MOBILE 121 WEST ELECTION RD. STE. 330 DRAPER, UT 84020	<u>A/E FIRM</u> SMITH HYATT ARCHITECTS 845 SOUTH MAIN STREET BOUNTIFUL, UTAH 84010



DATE: 4/25/2019		
DRAWN BY: ACH		
CHECKED BY: ROCK SCHUTJER		
REVISIONS		
DATE	DESCRIPTION	INT.
4/25/19	ZD (Prelim)	ACH
4/26/19	ZD (Final)	ACH
5/2/19	ZD (Final-R1)	ACH
5/3/19	ZD (Final-R2)	ACH
5/29/19	ZD (Final-R3)	ACH
6/4/19	ZD (Final-R4)	ACH

SL08095A
BARNES PARK
950 WEST 200 NORTH
KAYSVILLE, UT 84037

DRAWING TITLE: TITLE SHEET	DRAWING NO.: T-1
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GENERAL CONSTRUCTION NOTES

1.

DRAWINGS WERE PREPARED FROM STANDARDIZED DETAILS DEVELOPED AND PROVIDED BY T-MOBILE WEST, LLC ("T-MOBILE"). STANDARDIZED DETAILS ARE TO BE CONFIRMED AND CORRELATED AT THE SITE BY THE CONTRACTOR. STANDARDIZED DETAILS THAT REQUIRE MODIFICATIONS DUE TO ACTUAL FIELD CONDITIONS AND REQUIREMENTS MUST BE SUBMITTED TO, AND APPROVED BY, T-MOBILE PRIOR TO START OF WORK.
2.

DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE. THIS SET OF DOCUMENTS IS INTENDED TO BE USED FOR DIAGRAM PURPOSES ONLY. UNLESS OTHERWISE NOTED. THE CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS.
3.

THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR, AND ANY REQUIREMENTS DEEMED NECESSARY TO COMPLETE INSTALLATION AS DESCRIBED IN THE DRAWINGS AND AS DISCUSSED ON THE SITE WALK.
4.

PRIOR TO THE SUBMISSION OF BIDS, CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE TO FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT. CONTRACTORS SHALL VISIT THE CONSTRUCTION SITE WITH THE CONSTRUCTION DOCUMENTS TO VERIFY FIELD CONDITIONS AND CONFIRM THAT THE PROJECT WILL BE ACCOMPLISHED AS SHOWN. PRIOR TO PROCEEDING WITH CONSTRUCTION, ANY ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF T-MOBILE VERBALLY AND IN WRITING.
5.

THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS.
6.

THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
7.

THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
8.

ALL WORK PERFORMED ON THE PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.
9.

GENERAL CONTRACTOR SHALL PROVIDE, AT THE PROJECT SITE, A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDA OR CLARIFICATIONS FOR USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
10.

THE STRUCTURAL COMPONENTS OF ADJACENT CONSTRUCTION OR FACILITIES ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
11.

CONTRACTOR TO SEAL ALL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND OR PROJECT SITE.

12.

CONTRACTOR TO PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF PROJECT AREA DURING CONSTRUCTION.
13.

CONTRACTOR SHALL MEET ALL OSHA REQUIREMENTS FOR ALL INSTALLATIONS.
14.

CONTRACTOR TO VERIFY LOCATION OF ALL BURIED UTILITIES PRIOR TO EXCAVATION.
15.

CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION, UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
16.

CONTRACTOR SHALL KEEP GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. CONTRACTOR SHALL REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OR PREMISES. SITE SHALL BE LEFT IN CLEAN CONDITION DAILY AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.
17.

THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) T-MOBILE OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.
18.

THE CONTRACTOR SHALL PERFORM WORK DURING OWNER'S PREFERRED HOURS TO AVOID DISTURBING NORMAL BUSINESS.
19.

THE CONTRACTOR SHALL PROVIDE T-MOBILE CORPORATION PROPER INSURANCE CERTIFICATES NAMING T-MOBILE WEST, LLC AS ADDITIONAL INSURED, AND T-MOBILE WEST, LLC PROOF OF LICENSE(S) AND PL & PD INSURANCE.

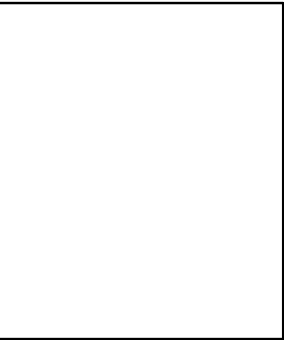
CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CONDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

A. UTAH UNIFORM BUILDING STANDARD ACT RULES
B. 2015 INTERNATIONAL BUILDING CODE (IBC)
C. 2017 NATIONAL ELECTRICAL CODE (NEC)
D. 2015 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA 101)
E. 2015 INTERNATIONAL MECHANICAL CODE (IMC)
F. LOCAL BUILDING CODE
G. CITY OR COUNTY ORDINANCES

IMPORTANT NOTICE

THE EXISTING CONDITIONS REPRESENTED HEREIN ARE BASED ON VISUAL OBSERVATIONS AND INFORMATION PROVIDED BY OTHERS. A/E FIRM CANNOT GUARANTEE THE CORRECTNESS NOR THE COMPLETENESS OF THE EXISTING CONDITIONS SHOWN AND ASSUMES NO RESPONSIBILITY THEREOF. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS AS REQUIRED FOR PROPER COMPLETION OF THE PROJECT.



DATE: 4/25/2019		
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CHECKED BY: ROCK SCHUTJER		
REVISIONS		
DATE	DESCRIPTION	INT.
4/25/19	ZD (Prelim)	ACH
4/26/19	ZD (Final)	ACH
5/2/19	ZD (Final-R1)	ACH
5/3/19	ZD (Final-R2)	ACH
5/29/19	ZD (Final-R3)	ACH
6/4/19	ZD (Final-R4)	ACH



DRAWING TITLE: GENERAL NOTES	DRAWING NO.: N-1
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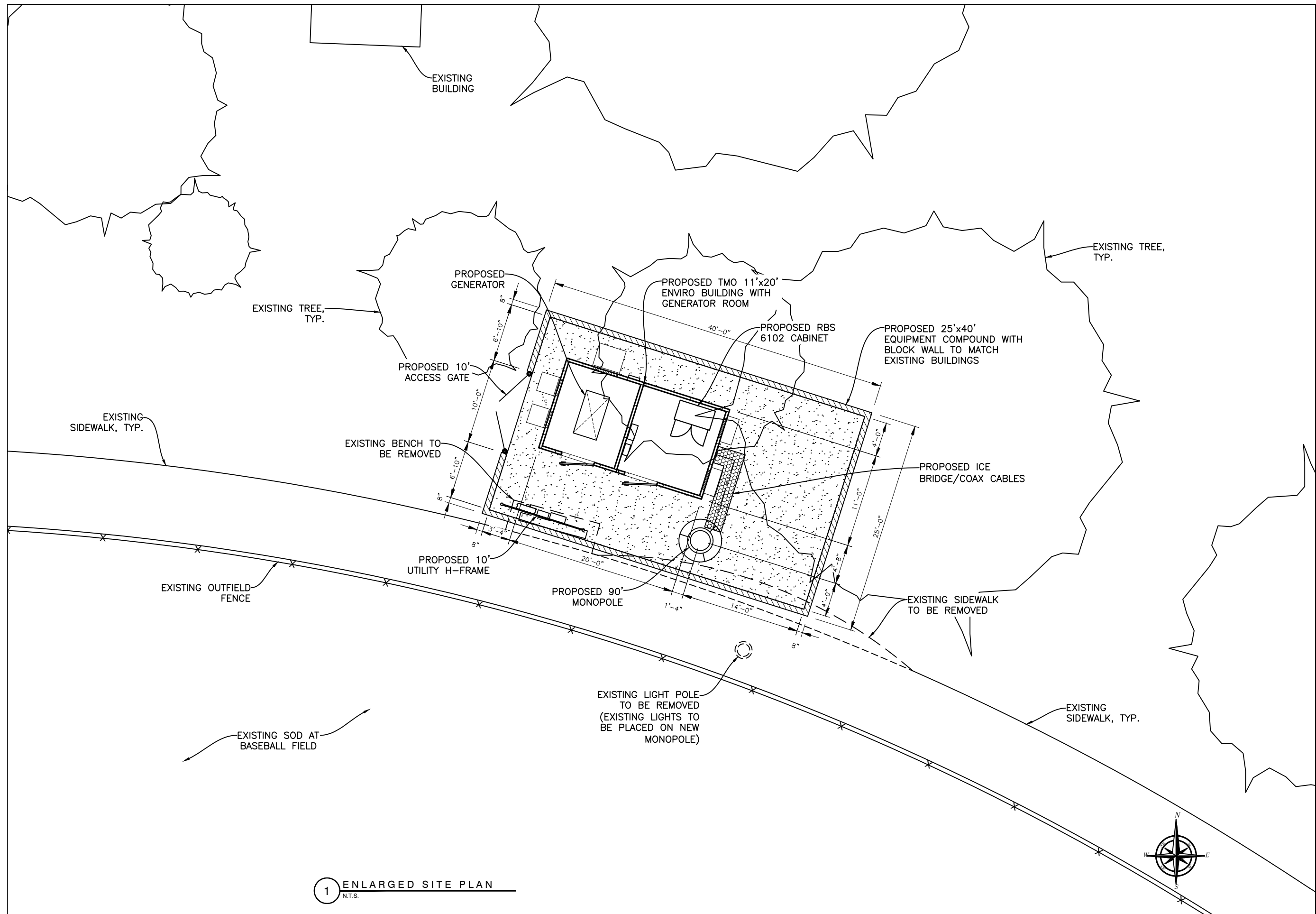
845 SOUTH MAIN, BOUNTIFUL, UTAH 84010
801-298-5777 FAX 801-298-1677

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6/4/19	ZD (Final-R4)	ACH

SL08095A
BARNES PARK
950 WEST 200 NORTH
KAYSVILLE, UT 84037

DRAWING
TITLE:
SITE LOCATION
PLAN

DRAWING NO.:
A-1



...T...Mobile®

RAGE
DEVELOPMENT LLC

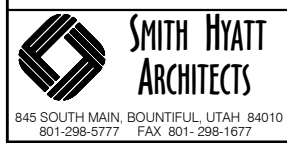
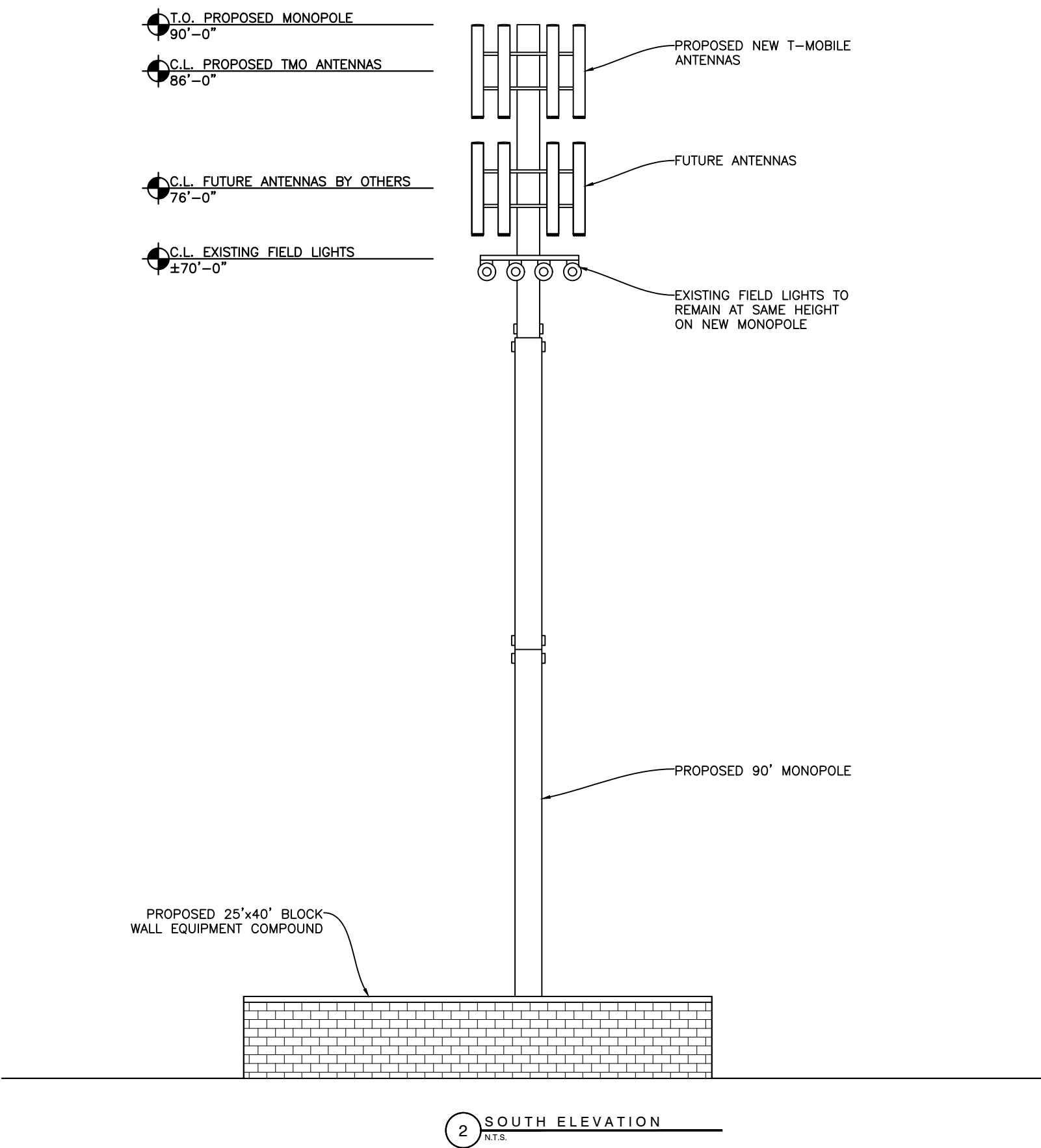
SMITH HYATT
ARCHITECTS

845 SOUTH MAIN, BOUNTIFUL, UTAH 84010
801-298-5777 FAX 801-298-1677

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5/29/19	ZD (Final-R3)	ACH
6/4/19	ZD (Final-R4)	ACH

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DRAWING TITLE: ENLARGED SITE PLAN	DRAWING NO.: A-2
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DATE: 4/25/2019		
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6/4/19	ZD (Final-R4)	ACH

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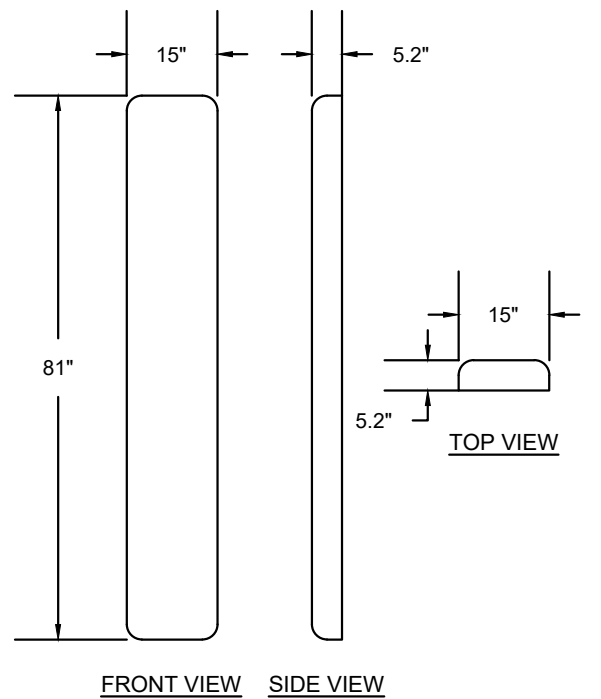
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TOWER
ELEVATION

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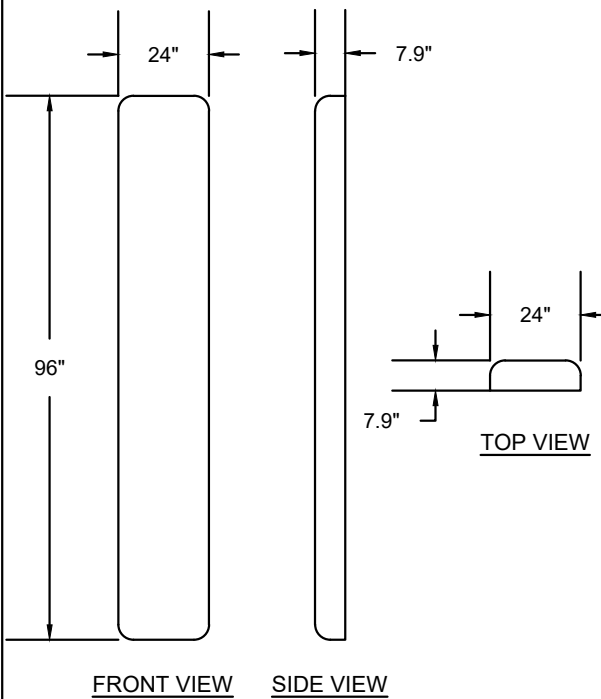
A-3

CELLMAX
CMA-BDHH-6521-E0-6 (QUAD)



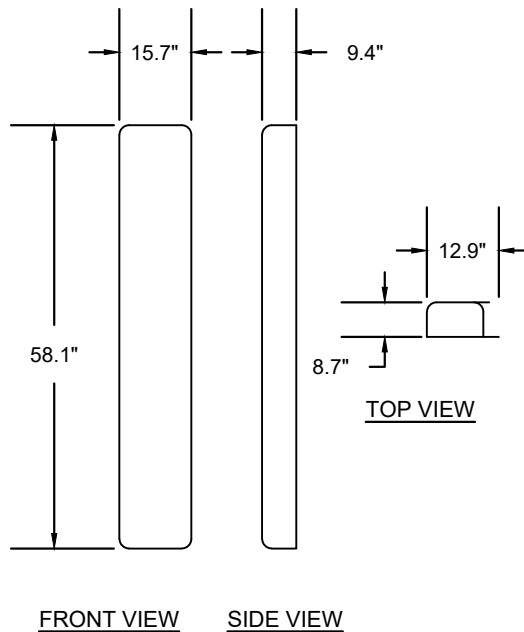
6 ANTENNA DETAIL
N.T.S.

RFS APXVAARR24 43-U-NA20
(OCTA)



6 ANTENNA DETAIL
N.T.S.

ERICSSON AIR3246 B66
(OCTA)



6 ANTENNA DETAIL
N.T.S.

NEW EQUIPMENT LIST			
SECTOR	TYPE	MODEL	QUANTITY
ALPHA	ANTENNA	AIR3246 B66 (ACTIVE ANTENNA - MASSIVE MIMO)	1
ALPHA	ANTENNA	APXVAARR24 43-U-NA20 (OCTO)	1
ALPHA	ANTENNA	CMA-BDHH/6521/E0-6/RET/T B05 (QUAD)	1
ALPHA	RRU	4415 B25	1
ALPHA	RRU	4449 B71+B12	1
ALPHA	RRU	4415 B66A	1
BETA	ANTENNA	AIR3246 B66 (ACTIVE ANTENNA - MASSIVE MIMO)	1
BETA	ANTENNA	APXVAARR24 43-U-NA20 (OCTO)	1
BETA	ANTENNA	CMA-BDHH/6521/E0-6/RET/T B05 (QUAD)	1
BETA	RRU	4415 B25	1
BETA	RRU	4449 B71+B12	1
BETA	RRU	4415 B66A	1
GAMMA	ANTENNA	AIR3246 B66 (ACTIVE ANTENNA - MASSIVE MIMO)	1
GAMMA	ANTENNA	APXVAARR24 43-U-NA20 (OCTO)	1
GAMMA	ANTENNA	CMA-BDHH/6521/E0-6/RET/T B05 (QUAD)	1
GAMMA	RRU	4415 B25	1
GAMMA	RRU	4449 B71+B12	1
GAMMA	RRU	4415 B66A	1
SITE	HCS	6x12 *SELECT LENGTH & AWG*	3

ERICSSON
4449 B71+B12



WEIGHT: 74 ± 4 lbs
DIMENSIONS (H x W x D): 379.7mm x 335mm x 235+mm

6 RRU DETAIL
N.T.S.

ERICSSON
4415 B66A



WEIGHT: 20 kg
DIMENSIONS (H x W x D): 420mm x 342mm x 149mm

4 RRU DETAIL
N.T.S.

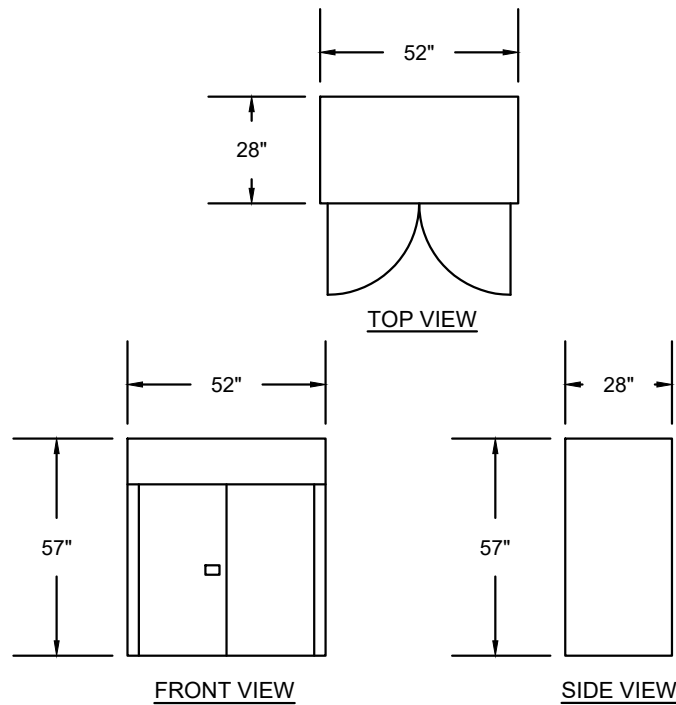
ERICSSON
4415 B25



WEIGHT: 44 lbs
DIMENSIONS (H x W x D): 14.9" x 13.2" x 5.4"

2 RRU DETAIL
N.T.S.

ERICSSON RBS 6102



1 CABINET DETAIL
N.T.S.

...T...Mobile®



SMITH HYATT
ARCHITECTS
845 SOUTH MAIN, BOUNTIFUL, UTAH 84010
801-298-5777 FAX 801-298-1677

DATE: 4/25/2019

DRAWN BY: ACH

CHECKED BY: ROCK SCHUTJER

REVISIONS		
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6/4/19	ZD (Final-R4)	ACH

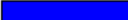
SL08095A
BARNES PARK
950 WEST 200 NORTH
KAYSVILLE, UT 84037

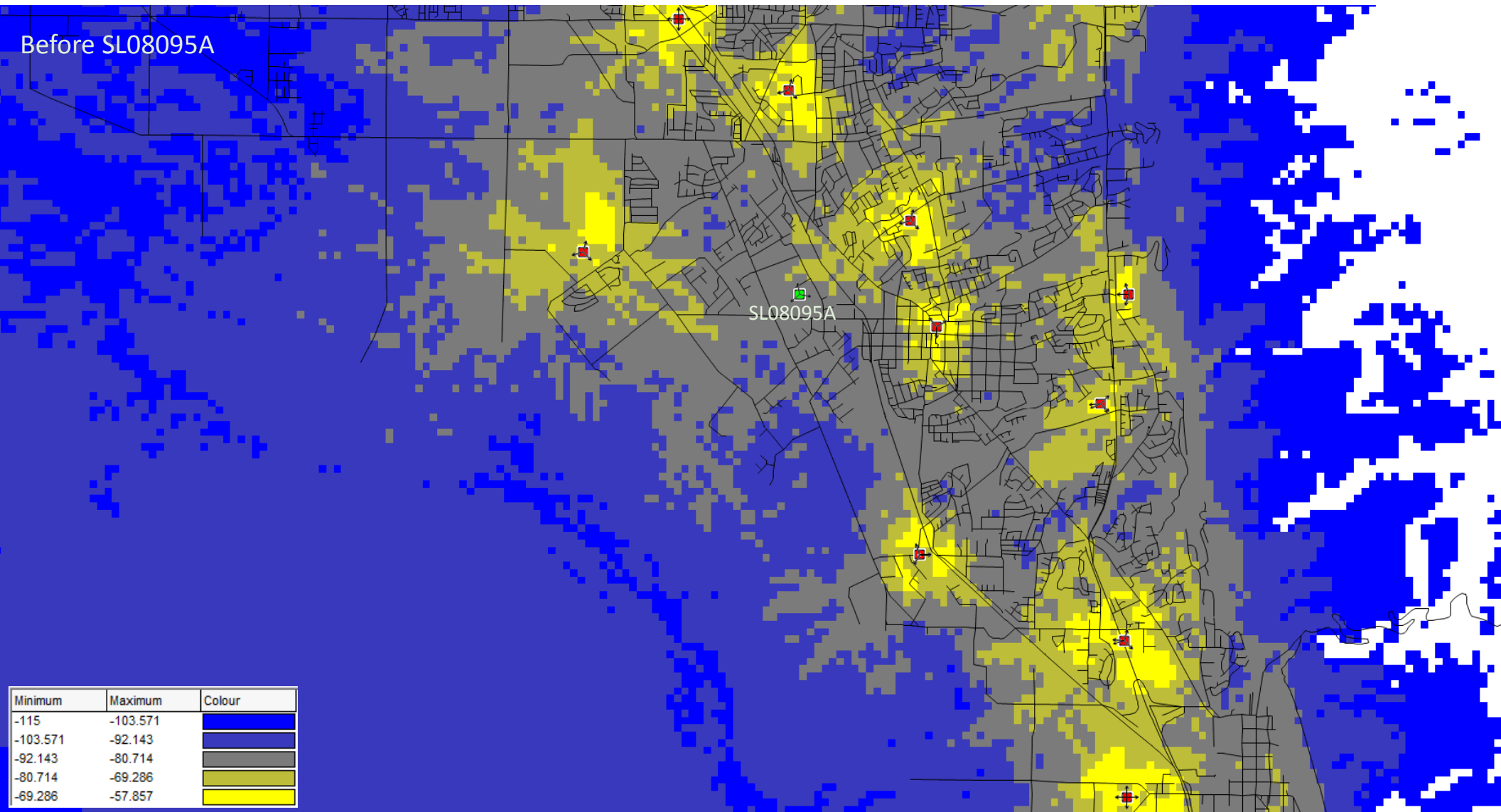
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EQUIPMENT
DETAILS

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A-4

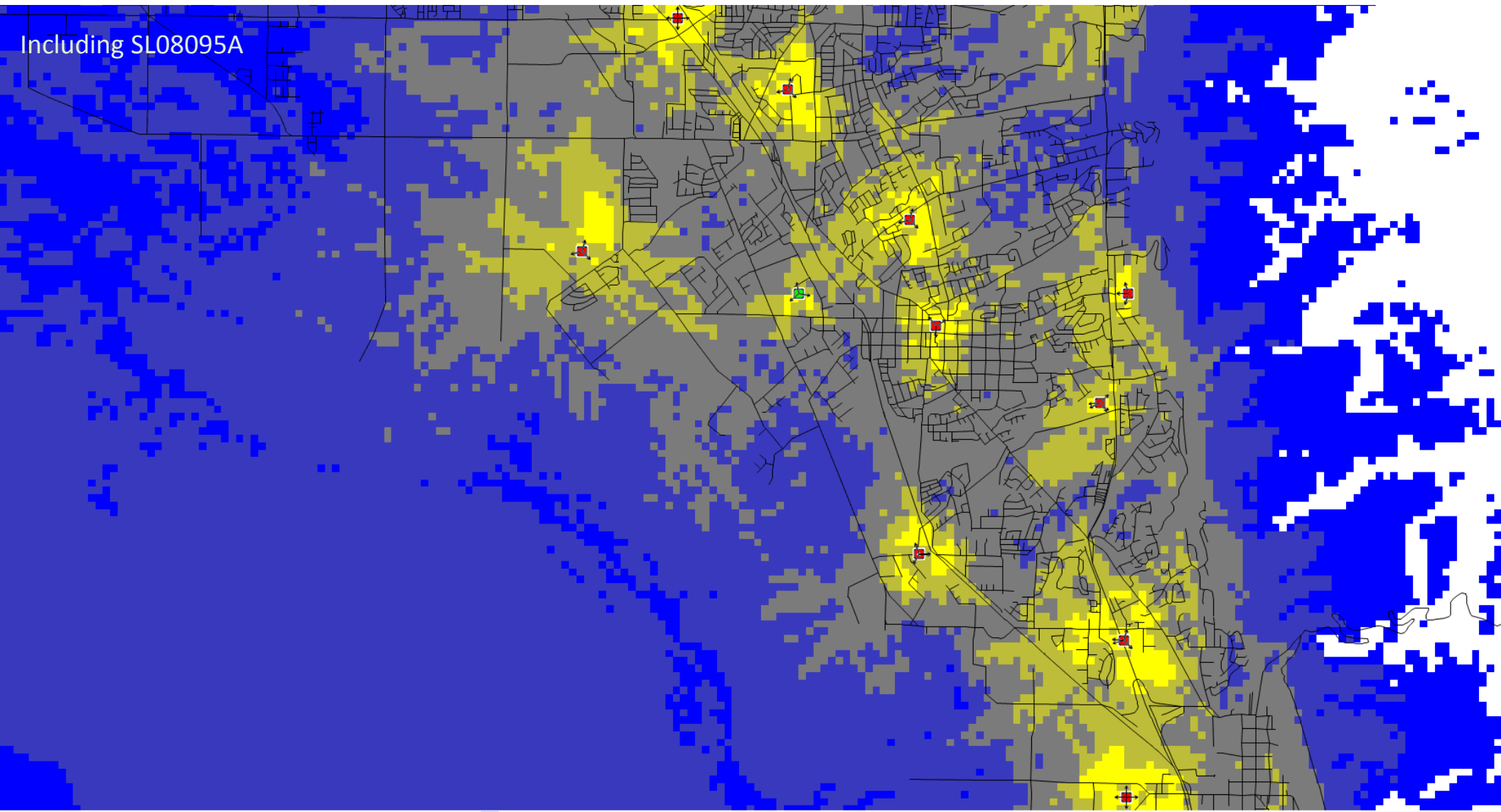
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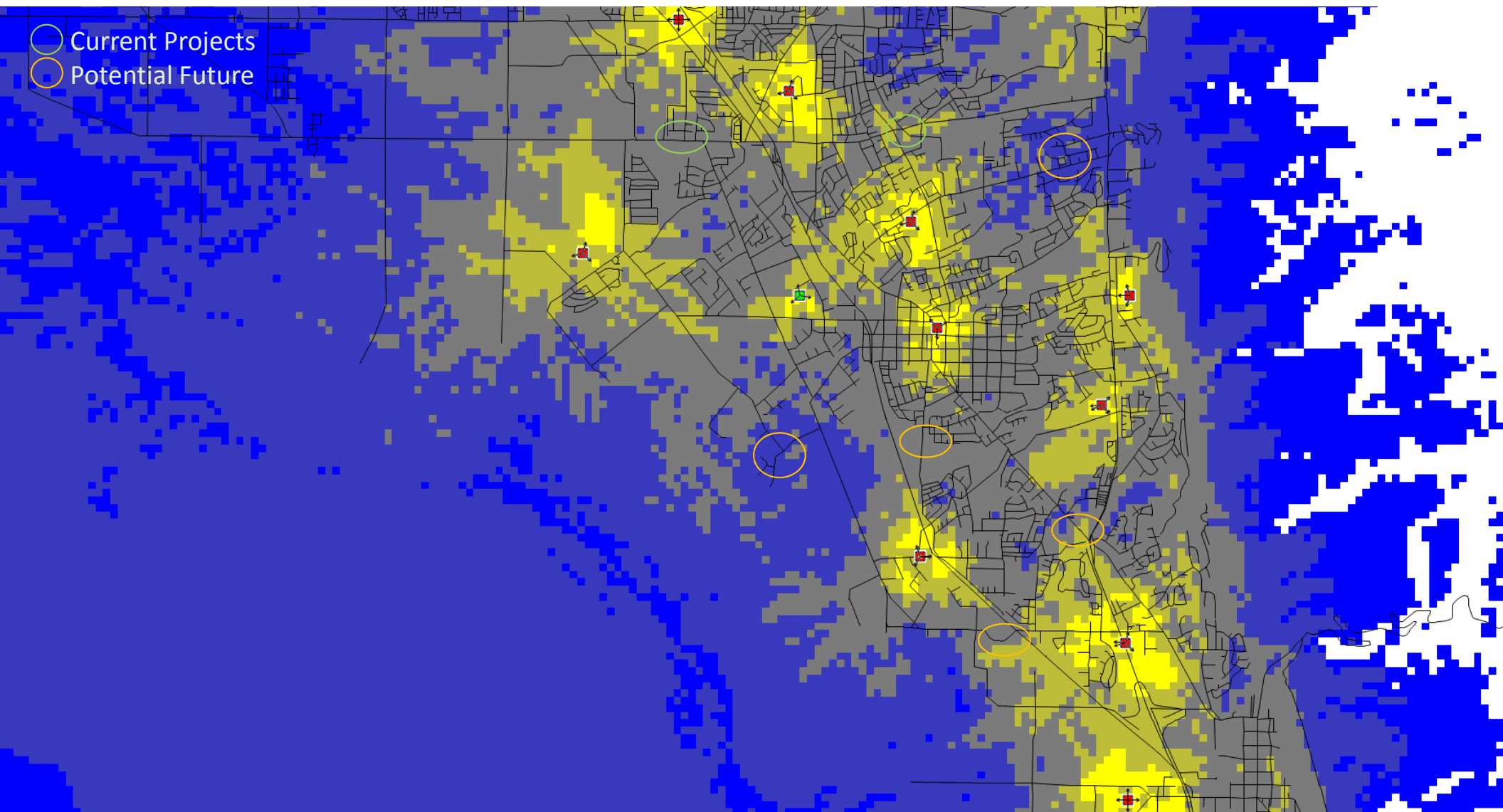
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Including SL08095A





KAYSVILLE CITY PLANNING COMMISSION MEETING MINUTES

June 27, 2019

Planning Commission Members Attended: Vice Chairperson Thomas Wood, Joshua Sundloff, Tamara Tran, Wilf Sommerkorn, Betty Parker, Gary Bullock

Absent: Chairperson Matthew Anderson

Staff Present: Zoning Administrator Lyle Gibson, Dan Jessop, Secretary Heather Nielsen

Others Present: City Mayor Katie Witt, City Councilman Larry Page, Michael Halls, Rock Schujter, Aaron Rasmussen, Elizabeth Nielson

OPENING

The Planning Commission meeting was held on Thursday, June 27, 2019 at 7:00 p.m. in the Municipal Center. Vice Chairperson Thomas Wood opened the meeting by welcoming those present. Mayor Katie Witt recognized the outgoing Planning Commission members: Betty Parker, Gary Bullock and Thomas Wood.

The minutes of the June 13, 2019 meeting were presented for approval. Tamara Tran made a motion to approve the minutes. Josh Sundloff seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MODEL HOME, DESIGN LAB AND DEVELOPMENT SIGN AT 2095 WEST 200 NORTH—DESTINATION HOMES.

Dan Jessop explained that the home located at 2095 West 200 North has been used as a model home, but more distinctly Destination intends to use the space as a design lab. Apart from the typical use as a model providing a walk through space of a product, this particular space will have designers who meet with home buyers typically only a few times a week for extended appointments where they fine tune the details of their home. Destination Homes wants to extend the conditional use for a model home, design lab and existing development sign for one year until June of 2020.

Title 17-12-4 (4) and (5) allow for temporary buildings and tract offices with new development subject to: 17-30-7 Temporary Uses. A Conditional Use Permit for uses which are of a temporary nature only may be issued for the intended duration of the temporary use or for one (1) year, whichever period of time is shorter. The Planning Commission may grant extensions of six (6) months each under exceptional circumstances.

Staff recommends that the Planning Commission grant approval of the conditional use permit for the model home, design lab and development sign at 2095 West 200 North for the period of one year or until all the lots of the Hill Farms development are sold, whichever is less. Together with

the use of the structure as previously stated, staff recommends that the accompanying development sign be allotted for the same time frame.

The existing conditions on site, the restrictions of the ordinance, the history of model homes in the Hill Farms development, and staff's understanding of the proposed use indicate that the requested uses can function without the need for additional conditions. Should there be concerns staff would suggest that the Planning Commission consider conditions limiting the number of employees or hours of operations as a means of mitigating impacts related to the standards found in 17-30-8 such as traffic and parking.

Gary Bullock made a motion to grant a conditional use permit for a model home, design lab and development sign at 2095 West 200 North for the period of one year or until all the lots of the Hill Farms development are sold, whichever is less. Betty Parker seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A MODEL HOME AT 1994 WEST ORCHARD HARVEST DRIVE—DESTINATION HOMES.

Dan Jessop explained that the home located at 1994 West Orchard Harvest Drive has been used as a model home for some time. Destination Homes wants to extend the conditional use for their model home that they have been using until June 2020.

Title 17-12-4 (4) and (5) allow for temporary buildings and tract offices with new development subject to: 17-30-7 Temporary Uses. A Conditional Use Permit for uses which are of a temporary nature only may be issued for the intended duration of the temporary use or for one (1) year, whichever period of time is shorter. The Planning Commission may grant extensions of six (6) months each under exceptional circumstances.

Staff is recommending approval for the extension of the conditional use permit at 1994 West Orchard Harvest Drive for an additional year or until all lots of the Hill Farms development are sold, whichever is less.

The existing conditions on site, the restrictions of the ordinance, the history of model homes in the Hill Farms development and staff's understanding of the proposed use indicate that the requested uses can function without the need for additional conditions.

Betty Parker made a motion to grant a conditional use permit for a model home at 1994 West Orchard Harvest Drive for an additional year or until all lots of the Hill Farms development are sold, whichever is less. Gary Bullock seconded the motion and it passed unanimously.

CONDITIONAL USE PERMIT FOR A NEW TELECOMMUNICAITON TOWER AT APPROXIMATLEY 950 WEST SPORTSPLEX DRIVE (BARNES PARK)—T-MOBILE/ROCK SCHUTJER.

Lyle Gibson explained that the applicant representing T-Mobile is requesting a conditional use permit to construct a new stealth cell tower. The proposed structure would replace an existing light pole near the northeast ballfield in the Barnes Park Sports Complex.

The applicant has been working with city staff to explore the area for a location that is suitable for their coverage needs and that also has the least impact on the park and its surroundings. The proposed location would include an equipment compound that would use brick/block to match the materials found in nearby buildings in the park. There is space for 2 total users. The pole would replace the existing 70 foot tall light pole with a 90 foot cell tower. T-Mobile would take the top position, with room for a future user above field lights which would replace the light pole being removed.

This would be the first tower built under the city's revised telecommunications tower ordinance and the first Stealth Tower. The applicable ordinance for the Planning Commission's consideration is below.

17-31-25 Telecommunications Towers

1. Each person or company desiring to locate a telecommunication tower within the City shall submit a Site Location Master Plan. This plan shall be submitted and accepted by the Planning Commission prior to the processing of any permits for telecommunication towers. The plan shall identify existing locations of facilities, and approximate proposed locations of new facilities to provide service within City boundaries and the surrounding area for the ten (10) years following the date the plan is submitted. These estimates shall be based on projected population growth and anticipated development. The applicant shall provide the City with the owner's current name, address, and an emergency telephone number for each facility.
2. Applicants for telecommunication tower permits shall co-locate their facilities on existing towers, unless it can be shown by substantial evidence that all existing towers are inadequate to serve the applicant's reasonable needs due to the location, height or other reason; and shall pay reasonable compensation to the tower owner to fairly share past and future costs.
3. Telecommunication towers shall be located, designed, and constructed to be as unobtrusive and as few in number as possible. They shall be subject to requirements that minimize the impact on surrounding properties and the City. No telecommunications tower shall exceed one hundred twenty feet (120') in height from the finished grade of the ground to the highest point on the structure.
4. Monopoles, antennas, and any associated buildings or equipment shall be painted to blend with the surroundings by which they are most commonly seen. The color shall be reviewed and approved on a case-by-case basis by the Planning Commission. Within six months after the facility has been constructed, the Planning Commission may require the color be changed if it is determined that the original color does not blend with the surroundings.

7. The following shall be considered by the Planning Commission for conditional uses.
 1. Compatibility of the proposed structure with the height and mass of nearby existing buildings and utility structures.
 2. Location of the antenna in relation to existing vegetation, topography including ridge lines, structures, and buildings to obtain the best visual screening.
 3. Installation of, but not limited to curb, gutter, sidewalk, landscaping, and fencing for the purpose of blending the site with the surrounding environment and providing screening for the tower and associated equipment.
8. Cables shall be installed on the interior of any monopole for telecommunications structure.
9. Each application for a permit to construct a telecommunication tower shall be certified by a licensed professional engineer that the design of the facility meets all applicable standards for the facility including, but not limited to, electrical safety, material and design integrity, wind and seismic safety according to applicable building code adopted by Kaysville City.
10.
 1. The applicant must certify in writing that if technology renders the tower obsolete or the tower is vacated, that the agent will remove the tower, all apparatus associated with it, the top three feet (3') of the footing, and restore the site to its original condition within ninety (90) days of the vacation of the tower.
 2. The tower owner shall maintain the tower, site, and improvements in a state of good repair. If not maintained, the Zoning Administrator may notify the owner of the tower that it must be repaired and used within thirty days after the notice was sent, or the facility must be removed. If the communication facility is not repaired, or removed within thirty days after notice was sent, the Zoning Administrator may order the removal of the facility and the restoration of the property at the owner's expense. Any conditional use permit issued for the facility will be automatically revoked.
 3. If a telecommunication tower is not used for more than six months, it shall be deemed to be abandoned for the purposes of subsection 10(a).

*The cell tower is more than 800 feet to the closest residential district.

Staff is recommending approval of the proposed conditional use permit for a telecommunications tower as proposed with the following conditions:

- Plans submitted for a building permit be designed to meet a 150 mph V-Ult wind speed.

Vice Chairperson Thomas Wood invited the applicant Rock Schutjer to the stand. Mr. Schutjer explained that T-Mobile is applying for the 90 ft. cell tower. They would take the top spot and there would be room for a second servicer at 80 ft. They would then install the park light underneath those. Mr. Schutjer also said that they would match the brick around the tower to the

parks existing colors.

Mr. Schutjer explained that the tower will revert to Kaysville City so T-Mobile and other users will be renting the space. All revenue will be given to the city.

Betty Parker asked Lyle Gibson who maintains the cell tower? Mr. Schutjer said that T-Mobile would install the cell tower but Kaysville City Parks and Recreation department would service the towers lighting. Kaysville City would own and maintain the tower.

Josh Sundloff asked how many trees would need to be removed to build the tower. Mr. Schutjer said one or two trees however, T-Mobile will replace the trees they remove. Josh Sundloff made a suggestion that T-Mobile replace the trees with mature trees, not small ones.

Josh Sundloff asked Mr. Schutjer what the logic was in putting the cell tower at this location instead of other areas in the park so that trees didn't have to be removed. Mr. Schutjer said it was the best spot that provided full line of sight.

Lyle Gibson told the Planning Commission that there was a concerned neighbor Aaron Rassmussen that would like to speak if allowed.

Vice Chairperson Thomas Wood invited Aaron Rassmussen to the stand. Mr. Rassmussen told the Planning Commission that he was an owner of the building across the street that rents warehouse and office space to tenants. Mr. Rassmussen felt that the cell tower would ruin the office views out of their windows. He would like the tower to be moved to another location in the park.

Wilf Sommerkorn asked Lyle Gibson if this location is the only option for the cell tower. Lyle Gibson explained that he and Mr. Schutjer have worked extensively with Cole Stephens Kaysville City's Parks and Recreation director on where the cell tower should be placed. T-Mobile needs the cell tower to be located in the north east quadrant for the best service.

Wilf Sommerkorn asked if they could build a 120 ft. cell tower in another location of the park and get the same service. Lyle Gibson said that the ordinances of the park limit poles to 90 ft.

Betty Parker stated that she would like to go on record saying she did not want the cell tower in the park area. Tamara Tran agreed with Betty Parker. They both would like to see the cell tower in a business park location.

Josh Sundloff asked the adjacent business owner Aaron Rassmussen exactly how having a cell tower view would hurt his business. Mr. Rassmussen said that they could lose business because people do not want to rent an office with windows that look at a cell tower.

Wilf Sommerkorn said that he would like to see more information on other possible locations within the park. The Planning Commission members agreed and determined to table the item.

Wilf Sommerkorn made a motion to table the conditional use permit for a new telecommunications tower at approximately 950 W. Sportsplex drive (Barnes Park) for T-Mobile/Rock Schutjer. Tamara Tran seconded the motion and it passed unanimously.

AN ORDINANCE AMENDING CHAPTER 17-32, “OFF-STREET PARKING AND LOADING,” OF TITLE 17, PLANNING AND ZONING, TO ALLOW FOR WIDER DRIVE APPROACHES IN RESIDENTIAL ZONING DISTRICTS.

Lyle Gibson explained that multiple residents have expressed interest in the ability to have wider curb cuts (drive approaches) largely due to 4 car garage homes being built. Staff has reviewed this request regarding its impact on the storm drain system, utility placement, and traffic impacts believes that it is appropriate to consider a change to the city’s ordinances to allow for wider curb cuts.

Currently a residential drive approach is limited to 30 feet in width; the proposed ordinance would increase this to 40 feet. The current number of approaches and separation requirements in ordinance as proposed would remain the same.

The Planning Commission should consider the draft and either direct staff to make additional changes or make a recommendation to the City Council to deny or approve the proposed ordinance.

Vice Chairperson Thomas Wood opened the public hearing. Nothing was brought to attention so he closed the public hearing.

Wilf Sommerkorn made a motion to recommend to the Kaysville City Council an ordinance amending Chapter 17-32, “Off-Street Parking and Loading,” of Title 17, Planning and Zoning, to allow for wider drive approaches in residential zoning districts. Tamara Tran seconded the motion and it passed unanimously.

AN ORDINANCE AMENDING MULTIPLE CHAPTERS OF TITLE 17, PLANNING AND ZONING, TO DESIGNATE WHERE MAJOR HOME OCCUPATION C BUSINESSES ARE PERMITTED AND ESTABLISH THE PROCESS BY WHICH THEY ARE TO BE CONSIDERED.

Lyle Gibson remarked that recently the Kaysville City Council approved an ordinance to create the Major Home Occupation ‘C’ category for home businesses. These businesses are required to be licensed but have been identified as businesses that can be licensed without the need for a public meeting and conditional use permit.

The proposed ordinance designates the zones where the Major Home Occupation ‘C’ businesses may be allowed and lists them as a permitted use in each.

Staff has proposed that they be allowed as a permitted use in all agricultural and residential zoning districts.

The Planning Commission should consider the draft and either direct staff to make additional changes or make a recommendation to the City Council to deny or approve the proposed ordinance.

Vice Chairperson Thomas Wood opened the public hearing. Nothing was brought to attention so he closed the public hearing.

Gary Bullock made a motion to recommend to the Kaysville City Council an ordinance amending multiple chapters of Title 17, Planning and Zoning, to designate where Major Home Occupation “C” businesses are permitted, and establish the process by which they are to be considered. Betty Parker seconded the motion and it passed unanimously.

WORK SESSION: CONTINUED DISCUSSION ON FUTURE ORDINANCES AND GENERAL PLAN UPDATES.

Lyle Gibson reminded the Planning Commission about the previous discussion on housing as it relates to SB 34 passed during the 2019 Utah Legislative Session. To continue the conversation that was started staff has begun trying to find answers to questions asked during the last discussion and has started finding information pertinent to consideration of 10 items that were identified during the last meeting as possible strategies for further consideration that may work in Kaysville. As this data and information is still in the works, most will be provided during the meeting for further discussion.

In addition to information about the legislation and possible strategies to implement, staff has looked at some considerations for additional public involvement regarding this topic to help inform the ultimate direction the city should go. Staff would like to discuss selecting a date in mid-August to host a housing affordability/housing choices open house. This would give time to complete further research on the legislation, prepare materials for the event, advertise via social media, city newsletter, website, marquee, etc. and continue working as a commission to prepare for the meeting.

A general Summary of the legislation is below.

Affordable Housing Modifications.

1. The Utah State Legislature recently passed Senate Bill 34: Affordable Housing Modifications (4th Substitute). Every general plan now is required to have three components: Transportation, land use, and moderate-income housing. Kaysville must have a specific plan for housing which coordinates with transportation, employment, and population growth in a 5 year planning horizon for the region including income assessments and details for accommodating a variety of people at different stages of life residents at 80%, 50%, and 30% of AMI. Kaysville City’s general plan does have a Moderate-Income Housing element, but it will need to be updated.

a. The city’s general plan will also need to be updated to include the city’s active transportation plan, currently the active transportation plan is merely referenced by the general plan.

2. In addition, certain cities, including Kaysville, are required to implement three moderate-

income housing solutions from a list of 24 strategies provided in SB 34. Each city must satisfy all the requirements of SB 34 if they are to remain eligible for the Transportation Investment Fund (TIF) and the Transit Transportation Investment Fund (TTIF). These changes need to be in effect by 12/1/2019.

Below is the list of 23 strategies provided in SB 34; (items in bold were identified as items for further consideration at the last Planning Commission meeting).

- (A) **rezone for densities necessary to assure the production of moderate income housing;**
- (B) **facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of moderate income housing;**
- (C) **facilitate the rehabilitation of existing uninhabitable housing stock into moderate income housing;**
- (D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city;
- (E) **create or allow for, and reduce regulations related to, accessory dwelling units in residential zones;**
- (F) **allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers;**
- (G) encourage higher density or moderate income residential development near major transit investment corridors;
- (H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities;
- (I) **allow for single room occupancy developments;**
- (J) implement zoning incentives for low to moderate income units in new developments;
- (K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis;
- (L) **preserve existing moderate income housing;**
- (M) reduce impact fees, as defined in Section 11-36a-102, related to low and moderate income housing;
- (N) participate in a community land trust program for low or moderate income housing;
- (O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality;
- (P) **apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing;**
- (Q) **apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity;**
- (R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services;
- (S) **apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act;**
- (T) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create moderate income housing;
- (U) apply for or partner with an entity that applies for programs administered by a

metropolitan planning organization or other transportation agency that provides technical planning assistance;

(V) utilize a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency; and

(W) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income.

Josh Sundloff said that the most important aspect of this is to get the public involved.

Dan Jessop provided a brief summary about each of the items the Planning Commission wanted more information on from SB34. The Planning Commission decide to discuss the items further at the next meeting.

CALL TO THE PUBLIC

Michael Halls approached the stand and said that he was concerned with the December 31, 2019 deadline for the three items needed from SB34 to be implemented. He also wanted to remind the Planning Commission about the traffic on 200 N.

CALENDAR

The next regularly scheduled Planning Commission meeting will be held on Thursday, July 11, 2019 at 7:00 p.m.

ADJOURNMENT

Betty Parker made a motion to adjourn the meeting. Vice Chairperson Thomas Wood seconded the motion and it passed unanimously. The meeting adjourned at 9:30 p.m.