



## NOTICE OF REGULAR MEETING OF THE DAVIS COUNTY PLANNING COMMISSION

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PUBLIC NOTICE is hereby given that the Davis County Planning Commission, Farmington, Utah, will hold a Planning Commission Meeting at 61 S Main Street, Room 303, Farmington, Utah 84025, commencing at 5:30 PM on October 2, 2025.

Comments regarding agenda items may be directed to the Planning Commissioners during the meeting or by emailing comments to **CED Email** by 5:00 PM the day before the meeting.

Pursuant to the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the Davis County Community and Economic Development Office at (801) 451-3279 at least 24 hours in advance of the meeting.

### MEETING CALLED TO ORDER

- 1 **Roll Call**
- 2 **Pledge of Allegiance**
- 3 **Declaration of Conflict of Interest**

### MEETING MINUTES

- 4 **2025-1050. Approval of the Planning Commission Meeting Minutes for August 7, 2025.**

### BUSINESS/ACTION

- 5 **2025-1054. Public Hearing and Consideration of a Conditional Use Application from Maverick Towers for the Construction of a Cell Tower.**

### CLOSING REMARKS

### ADJOURNMENT

09/26/2025  
Posted by the Davis County Community and Economic Development Department



## PLANNING STAFF REPORT

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### AGENDA ITEM

2025-1050, Approval of the Planning Commission Meeting Minutes for August 7, 2025.

### BACKGROUND

**PUBLIC HEARING REQUIRED:** No

### EVALUATION

### ATTACHMENTS

1. Draft Minutes 8-7-25

### RECOMMENDATION

Created by: Jenny Bloemen, Planner I  
Proposed Meeting Date: 10/2/2025



**DAVIS COUNTY PLANNING COMMISSION  
MEETING MINUTES**

Thursday, August 7, 2025

The Davis County Planning Commission met for their regularly scheduled meeting at 6:00 PM on August 7, 2025, in room 303 of the Davis County Administration Building, 61 South Main Street, Farmington, Utah. Required legal notice of this meeting was given.

**MEETING CALLED TO ORDER**

**1 Roll Call**

**Present:**

Board Chair Russell Lindberg  
Board Vice-Chair Porter Heusser  
Board Member Ali Avery  
Board Member Lowell Mielke

**Excused:**

Board Member Tim Grubb

**Absent:**

**Davis County Staff Present:**

Davis County Planner Jenny Bloemen  
Community and Economic Development (CED) Staff Debbie Sherman

**Others Present:**

Brad Mills  
Larry Mills

**2 Pledge of Allegiance - Commissioner Heusser**

**3 Declaration of Conflict of Interest - None**

**MEETING MINUTES**

**4 2025-869. Approval of the Planning Commission Meeting Minutes for June 5, 2025**

**VOTING:**

**Motion to Approve Item 4:** Ali Avery. Second: Lowell Mielke. All present voted aye.

**BUSINESS/ACTION**

**VOTING:**

**Motion to Open Public Hearing for Item :** Ali Avery. Second: Lowell Mielke. All present voted aye.

**5 2025-873. Public Hearing and Consideration of a Proposal from Larry and Nancy Mills for an Agriculture Protection Area**

Brad Mills gave a history of their ranch and why they want it put into agricultural protection. They want to be able to host schools and different groups to be able to observe an operating farm and hopefully generate interest for future generations of farmers. He explained how they keep the farm clean. It is a huge benefit for them to keep the farm clean for healthy livestock. They have approval from the state of Utah for their feed lot. The state said there are only twenty feed lots in the state of Utah that are approved by the state.

Commissioner Lindberg asked if there are any negative effects on the neighbors if this property goes into agricultural protection, or why would neighbors have any cause for concern if nothing changes. Mr. Mills explained it is for protection of the feed lot. If the property to the north ever develops into a housing subdivision in the future, the subdivision can not complain about the smell, noise and dust, etc. from the farm. The farm is protected by agricultural protection.

Commissioner Mielke said this is a good idea not only for the Mills, but also for the County. It protects everybody all around.

Mr. Mills, explained the process of cycling the cattle from the farm to the mountains in the spring and from the mountains to the farm in the fall.

Commissioner Heusser complimented the Mills on their farm and what a great farming process they have.

Mr. Mills said they love to educate the public on the whole process of raising cattle.

**VOTING:**

**Motion to Close the public meeting Item 5:** Ali Avery. Second: Porter Heusser. All present voted aye.

**CLOSING REMARKS**

**VOTING:**

**Motion to Approve Item :** Lowell Mielke made a motion to approve the Ag protection area for Larry and Nancy Mills property located at 2772 South 400 West in Syracuse, Utah. Ali Avery seconded. All present voted aye.

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No other items for discussion

**ADJOURNMENT**

**VOTING:**

**Motion to Adjourn:** Commissioner Porter Heusser. Second: Commissioner Ali Avery. All present voted aye.

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**MEETING ADJOURNED**

The meeting adjourned at 06:30 PM.

Minutes Prepared by: Debbie Sherman

Minutes Approved on: \_\_\_\_\_

### AGENDA ITEM

2025-1054, Public Hearing and Consideration of a Conditional Use Application from Maverick Towers for the Construction of a Cell Tower.

### BACKGROUND

**PUBLIC HEARING REQUIRED:** Yes

**APPLICANT NAME:** Maverick Towers

**LOCATION ADDRESS:** 1832 S 4000 W, Syracuse, UT 84075

**ZONE:** A-10 Agriculture and Farm Protection

Maverick Towers applied for a conditional use to construct a new cell tower located on the North Davis Sewer District property. The tower is a 110' monopole designed for multiple carriers. The lease area is 50' x 50' and fully fenced. If approved, the applicant will be required to apply for a building permit with Davis County to ensure compliance with building codes. This site was chosen so that if, per chance, the tower fell, it would not impact any other structures in the area. The tower will be engineered to withstand Davis County's maximum wind load of 100 mph with gusts up to 130 mph. We have received a letter from North Davis Sewer District stating their approval of the site and their willingness to enter into a lease agreement for this site.

### EVALUATION

**APPLICABLE CODES:** 15.20.980 Conditional Uses

The following uses may be permitted as conditional uses per application and approval as specified in this chapter:

L. Public buildings and public utility buildings;

### ATTACHMENTS

1. Plans
2. Application
3. NDSD Approval Letter

### RECOMMENDATION

Approval of a conditional use for a cell tower, applicant Maverick Towers, located on the North Davis Sewer District property.

Created by: Jenny Bloemen, Planner I  
Proposed Meeting Date: 10/2/2025

This page has been added for processing purposes & is not a part of the following legal document.



# MAVERICK TOWERS

SITE NAME:  
**SYRACUSE**

SITE NUMBER:  
**MT137**  
  
**4252 W 2200 S**  
**SYRACUSE, UT**

## NEW SITE BUILD PROJECT

**FCC COMPLIANCE**  
RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF OTHER COMMUNICATION DEVICES.

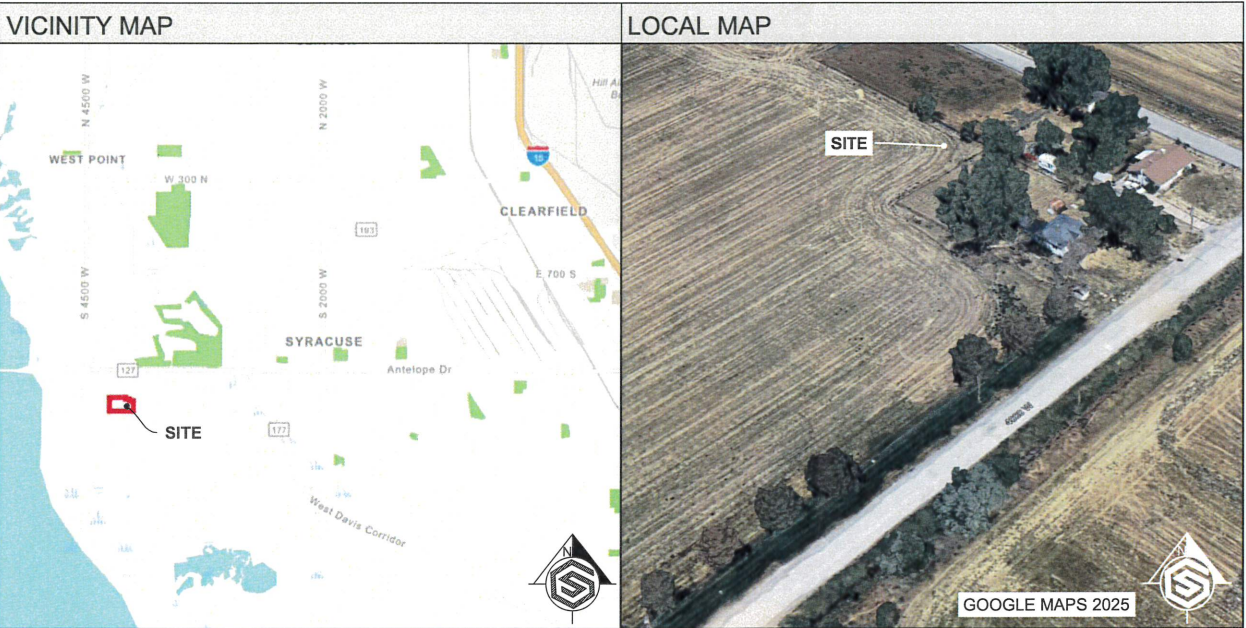
**CODE COMPLIANCE**  
ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF ALL GOVERNING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. WORK PERFORMED IN VIOLATION OF THESE CODES IS NOT ALLOWED.

**ADA COMPLIANCE**  
THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES. A TECHNICIAN WILL PERIODICALLY VISIT THE SITE FOR ROUTINE MAINTENANCE.

SITE INFORMATION	
PROPERTY LANDLORD OR OWNER:	NORTH DAVIS COUNTY SEWER DISTRICT
SITE ADDRESS:	4252 W 2200 S SYRACUSE, UT
COUNTY:	DAVIS
ZONING DESIGNATION:	R
PARCEL NUMBER:	121000014
POWER COMPANY:	ROCKEY MOUNTAIN POWER
TELEPHONE COMPANY:	-

CONTACT INFORMATION	
APPLICANT:	MAVERICK TOWERS  1815 N. 11TH STREET BOISE, ID 83702  PHONE: 208.995.4094 CONTACT: ANDY COCKELL
ARCHITECTURE & ENGINEERING:	GEOSTRUCTURAL, LLC. PO BOX 2621 BOISE, ID 83701  PHONE: 530.539.4787 CONTACT: DON GEORGE

SITE ACCESS	
COORDINATES ARE FOR NAVIGATIONAL PURPOSES ONLY, NOT TO 1A ACCURACY.	
COORDINATES:	41.08458° / -112.103409°
SPECIAL ACCESS INFORMATION:	NO SPECIAL ACCESS



PROJECT INFORMATION	
THIS PROJECT CONSISTS OF THE FOLLOWING:	
INSTALLATION:	<ul style="list-style-type: none"><li>(1) 110' MONOPOLE TOWER DESIGNED FOR MULTIPLE CARRIERS</li><li>(1) PROPOSED LEASE AREA 50'x50' (2,500 SQ.FT.)</li></ul>

GENERAL PROJECT NOTES	
1	PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE PROPOSED PROJECT.
2	CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS OF THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON THESE CONSTRUCTION DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN PRIOR TO COMMENCEMENT OF ANY WORK.
3	ALL FIELD MODIFICATIONS BEFORE, DURING, OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY A MAVERICK TOWERS REPRESENTATIVE.
4	INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, U.N.O.
5	NOTIFY MAVERICK TOWERS, IN WRITING, OF ANY MAJOR DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM A MAVERICK TOWERS REPRESENTATIVE AND ADJUSTING THE BID ACCORDINGLY.
6	CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE WORK UNDER THE CONTRACT.
7	CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS AND FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING THE CONSTRUCTION TO THE SATISFACTION OF A MAVERICK TOWERS REPRESENTATIVE.
8	THE CONTRACTOR IS RESPONSIBLE FOR RED-LINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS BUILT CONDITION OF THE SITE. FOLLOWING THE FINAL INSPECTION BY MAVERICK TOWERS, THE CONTRACTOR SHALL PROVIDE MAVERICK TOWERS WITH ONE COPY OF ALL RED-LINED DRAWINGS.
9	VERIFY ALL FINAL EQUIPMENT WITH A MAVERICK TOWERS REPRESENTATIVE. ALL EQUIPMENT LAYOUT, SPECS, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY MAVERICK TOWERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.

SHEET INDEX	
SHEET	DESCRIPTION
T-1	TITLE SHEET
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	TOWER ELEVATIONS



1815 N. 11th STREET  
BOISE, ID 83702



**GEOSTRUCTURAL**

PO BOX 2621, BOISE, ID 83701  
530.539.4787  
CONTACT@GEOSTRUCTURAL.COM  
WWW.GEOSTRUCTURAL.COM

REVISIONS			
REV	DATE	DESCRIPTION	INT
B	08/18/25	MODIFIED CITY	GGD
A	08/05/25	ISSUED FOR REVIEW	GGD

CHECKED BY: GGD

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT NAMES IS STRICTLY PROHIBITED.

SITE INFORMATION:

**SYRACUSE**

**MT137**

4252 W 2200 S  
SYRACUSE, UT

SHEET TITLE:

**TITLE SHEET**

SHEET NUMBER:

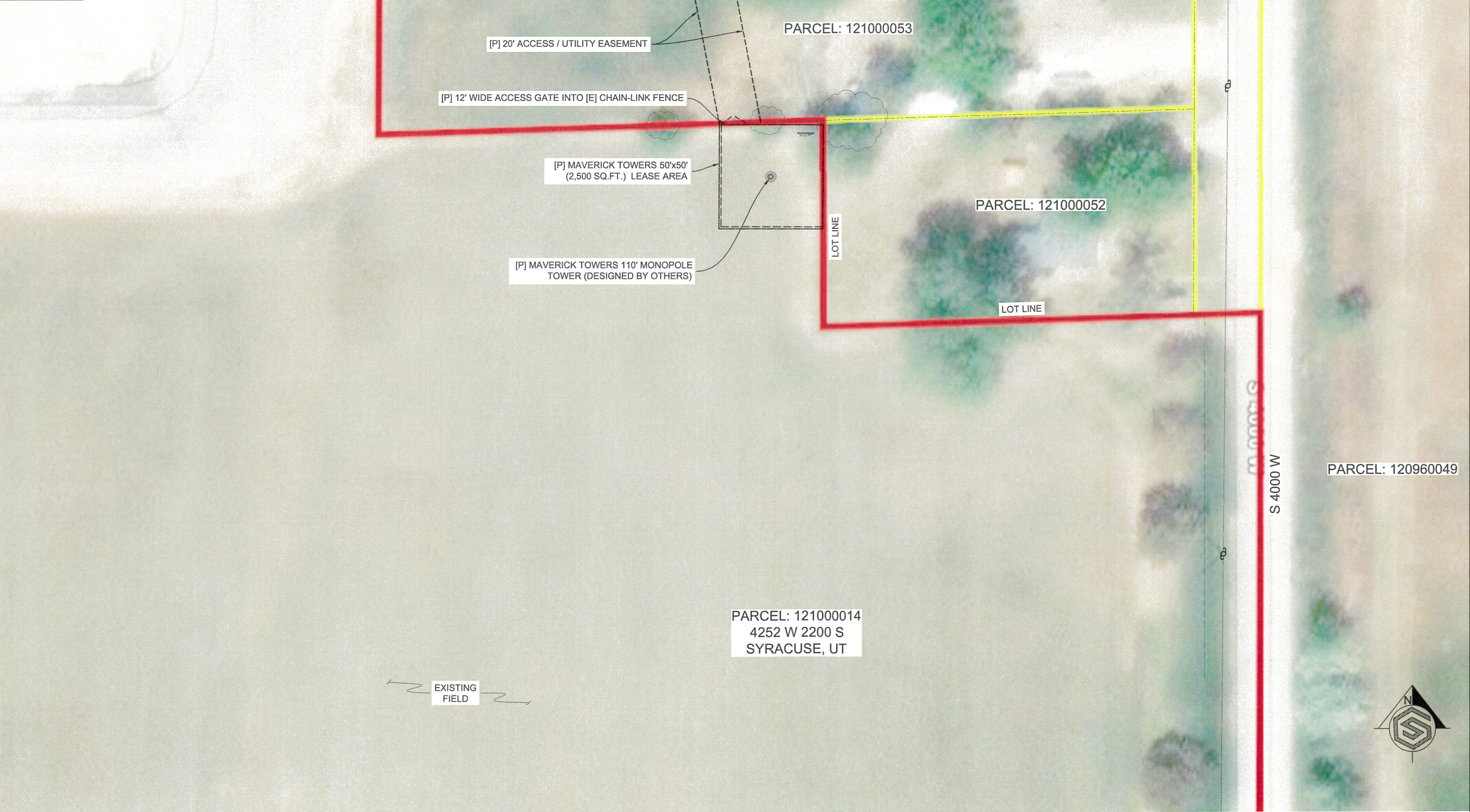
**T-1**



**SITE NOTES**  
PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES. UTILITIES SHOWN ARE FOR REFERENCE ONLY AND INVENTORY IS NOT EXHAUSTIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION AND VERIFICATION OF ALL UTILITIES AND MEASUREMENTS AT THE SITE PRIOR TO ORDERING ANY MATERIALS OR CONDUCTING ANY WORK.

**POWER/ TELCO ROUTING NOTES**  
1 POWER/ TELCO COORDINATION HAS NOT BEEN CONDUCTED AS OF THE SUBMITTAL OF THIS PLAN SET. CONTRACTOR TO COORDINATE WITH ELECTRICAL & TELCO UTILITY COMPANIES PRIOR TO CONSTRUCTION TO ENSURE THE ACCURACY OF THE INFORMATION DEPICTED HEREIN.

KEY	
E	EXISTING
P	PROPOSED



1815 N. 11th STREET  
BOISE, ID 83702



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SITE / TOWER  
LOCATION SUBJECT  
TO CHANGE BASE ON  
EXISTING EASEMENTS

SITE INFORMATION:

SYRACUSE

MT137

4252 W 2200 S  
SYRACUSE, UT

SHEET TITLE:

OVERALL  
SITE PLAN

SHEET NUMBER:

A-1

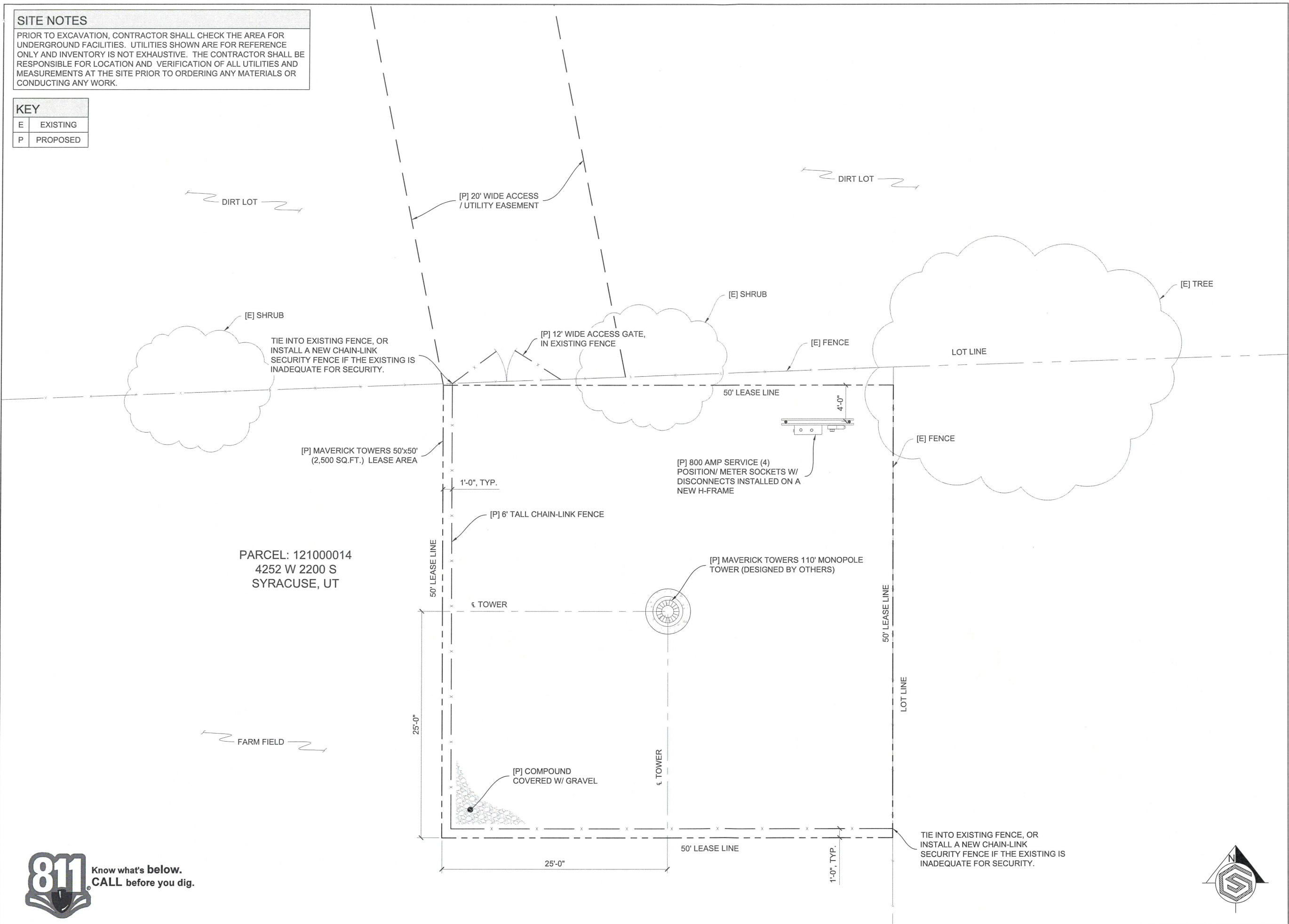


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KEY

E	EXISTING
P	PROPOSED



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SITE INFORMATION:

SYRACUSE

MT137

4252 W 2200 S  
SYRACUSE, UT

SHEET TITLE:

ENLARGED  
SITE PLAN

SHEET NUMBER:

A-2



ENLARGED SITE PLAN

SCALE: 1" = 10'-0" (11x17)

1

Office Use Only  
Parcel ID # \_\_\_\_\_  
Receipt # \_\_\_\_\_

REC'D Aug 29, 2025  
A

## DAVIS COUNTY PLANNING COMMISSION CONDITIONAL USE APPLICATION

Petition: Maverick Towers

Petitioner Address: 1815 N. 11th Street, Boise, ID 83702

Phone # \_\_\_\_\_ Cell # 208-995-4094 E-mail andy@mavericktowers.net

Requested Use: Proposed 100' full array monopole

Zoning: existing zoning is A-1

Owner of Property: North Davis Seward District

Mailing Address: 4252 West 2200 South, Syracuse, UT 84075

Property Address: 1832 S. 4000 W., Syracuse, UT 84075. Parcel #: 121-0000-35

Petitioner is: ☐ Owner ☐ Owner's Agent ☐ Prospective Buyer  
☒ Other, please specify Lease; lease hold interest

Dated this 5th day of May, 2025.

*David Andrew Cockell*

Signature

David Andrew Cockell

STATE OF Virginia  
COUNTY OF Henrico

On the 5th day of May 2025, personally appeared before me  
David Andrew Cockell the signer(s) of the above instrument who duly  
acknowledged to me that N/A executed the same.



*LaRonda Shanik Toler*

Notary Public

Seal

Notarized remotely online using communication technology via Proof.





*Reclaiming Earth's Most Valuable Resource*

May 30, 2025

Jeff Oyler  
Planning Manager  
Davis County  
61 S. Main Street  
Farmington, UT 84025

Subject: Cell Phone Tower

Dear Mr. Oyler,

North Davis Sewer District has entered into a lease for a cell tower on District property at 4252 W. 2200 S. Syracuse, UT. We hereby authorize Maverick Towers to apply for a conditional use permit and authorize them to work on our property, strictly for a cell tower.

Sincerely,

A handwritten signature in black ink, appearing to read "David Hatch", followed by a stylized flourish or second signature.

David Hatch, P.E.  
District Manager



*Reclaiming Earth's Most Valuable Resource*

May 30, 2025

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Planning Manager  
Davis County  
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