
ZONE STANDARDS – Agricultural: A1

- b. Assisted Living/Senior Housing/Congregate Care. Each Application for an Assisted Living, Senior Housing or Congregate Care use must comply with the following:
- i. The maximum number of residents shall be:
 - (a) Eight (8) for Structures fronting on public streets smaller than Collector Streets; and
 - (b) Sixteen (16) for Structures fronting on public streets considered Collector Streets or larger.
 - ii. A Complete Application shall include:
 - (a) Proof of state license for Assisted Living, Senior Housing, Congregate Care, or its equivalent;
 - (b) A design, residential in character and architecturally Compatible with the neighborhood, which adequately screens the use from neighboring lots; complies with Utah Department of Health standards;
 - (c) An outdoor lighting plan which adequately screens lighting to mitigate its impact on surrounding uses;
 - (d) A sign plan which includes no more than two (2) square feet of signage for facilities on public streets smaller than Collector Streets, and monument signs not to exceed thirty-two (32) square feet for facilities on public streets considered Collector Streets or larger; and
 - (e) A delivery, traffic and parking plan which adequately mitigates the adverse impacts of increased traffic generation on the neighborhood in which it is located. The parking plan should propose parking appropriate to the proposed use of the facility, which plan may propose parking below the standards listed in §12-7-1.8.
- c. Accessory Structure (Occupied). New Development of an Accessory Structure intended for human occupancy is a Conditional Use and shall meet the following development standards:
- i. Proximity: The Accessory Structure must be located no less than six feet (6') from the Main Building.
 - ii. Setbacks: The Accessory Structure must be located in either the Rear or Side Yard, with no less than a ten foot (10') Setback from the rear and side Lot Lines, unless the Accessory Structure is located at the Front Yard Setback of an adjacent Corner Lot, in which case, the Side Yard Setback to the nearest side Lot line must be at least fifteen feet (15').
 - iii. Height: The Accessory Structure Height may not exceed twenty-four feet (24') to the mid point for a sloped roof and twenty feet (20') to the cornice for a flat roof.
 - iv. Stories: An Accessory Structure may range from one (1) to one and a half (1½) Stories.
 - v. Building Area: The maximum area of an occupied Accessory Structure is the larger of nine hundred (900) square feet or thirteen percent (13%) of the Lot area. No more than six hundred (600) square feet of the Accessory Structure shall be used for human occupancy.
- d. Commercial Uses. Each Application for a Neighborhood Commercial Use shall demonstrate that the proposed use:
- i. Is pedestrian oriented and shall primarily serve the neighborhood in which it is located;
 - ii. Is limited in size to a maximum footprint of one thousand five hundred (1,500) square feet;

5 February, 2015

Wales Town
Attention: Velva Sherman

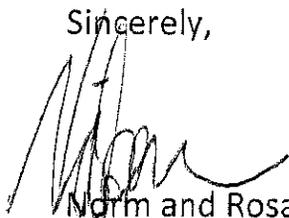
Dear Velva,

We received your cover letter and enclosed copy of the minutes of the meeting we attended on January 20, 2015. The minutes seem to have covered the pertinent exchanges that took place. The shed will be moved as soon as Hans can work us into his schedule. We thank you for the opportunity to meet with the Planning and Zoning Committee and express our thoughts.

As we mentioned to you at the meeting, our address here in Orem has changed. Please note to send any further information to:

Norm and Rosanne Nielsen
225 N. 320 W.
Orem, Utah 84057

Sincerely,

A handwritten signature in black ink, appearing to read "Norm and Rosanne Nielsen", written over a printed name.

Norm and Rosanne Nielsen

Wales City

From: Wales City <Wales@cut.net>
Sent: Wednesday, January 21, 2015 2:08 PM
To: 'Delos Bowers (dee.jo@hotmail.com)'; 'jctandwlt@cut.net'; 'kjen30@gmail.com';
'leef@utahcounty.gov'; 'Ron Flitton (ronf@cut.net)'
Subject: FW: Shed on the Nielsen property

From: Ron Flitton [mailto:ronf@cut.net]
Sent: Wednesday, January 21, 2015 10:37 AM
To: wales@cut.net
Subject: Shed on the Nielsen property

I would like the planning committee to reconsider, and allow the shed to remain at the present location. I don't think moving the shed 3 ft would make much difference in appearance or safety. There are other code violations that have been ignored that have a greater impact than the 6 ft code. The Nielsen's would have to pay someone to move the shed. If this is to be reconsidered I think Mr. Nielsen should be notified not to do anything until after the next planning meeting. Ron Flitton (committee member)

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