

BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
Tuesday, October 20, 2015
6:30 p.m.

NOTICE IS HEREBY GIVEN that the Bountiful City Planning Commission will hold a meeting in the Conference Room at City Hall, 790 South 100 East, Bountiful, Utah, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the American with Disabilities Act may request an accommodation by contacting the Bountiful Planning Office at 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome and Introductions.
2. Approval of the minutes for October 6, 2015.
3. **PUBLIC HEARING** - Consider approval of a Conditional Use Permit to install a telecommunications tower to be located at Muir Elementary School, 2275 South Davis Blvd, Jared White representing Verizon Wireless, applicant.
4. Planning Director's report, review of pending applications and miscellaneous business.



Chad Wilkinson, City Planner

Bountiful City
Planning Commission Minutes
October 6, 2015
6:30 P.M.

Present: Vice Chairman – Dave Badham; City Council Representation - Richard Higginson; Planning Commission Members – Mike Allen, Von Hill, Sean Monson, and Sharon Spratley; City Attorney – Russell Mahan; City Planner – Chad Wilkinson; City Engineer – Paul Rowland; and Recording Secretary – Julie Holmgren

Excused: Chairman – Tom Smith and Recording Secretary – Darlene Baetz

1. Welcome and Introductions.

Vice Chairman Badham opened the meeting at 6:30 pm and welcomed all those present.

2. Approval of the minutes for September 15, 2015.

Sean Monson made a motion to approve the minutes for September 15, 2015 as written. Von Hill seconded the motion.

Voting passed 5-0 in favor with Commission Members Allen, Badham, Hill, Monson, and Spratley voting Aye.

3. Consider approval of a Conditional Use Permit letter in written form to develop Phase 2 of a multi-family and Commercial Mixed Use development for Knowlton General to include 2 parcels located at approx. 35 West 100 South, Hepworth Investments, applicant.

Von Hill made a motion to approve the Conditional Use Permit Letter in written form to develop Phase 2 of a multi-family and Commercial Mixed Use development for Knowlton General to include 2 parcels located at approx. 35 W 100 S as written. Mike Allen seconded the motion.

Voting passed 5-0 in favor with Commission Members Allen, Badham, Hill, Monson, and Spratley voting Aye.

Richard Higginson arrived.

4. Consider preliminary and final site plan for a drive thru beverage establishment, Sips at 2223 S Main, Matt Perry, applicant.

Matt Perry was present. Chad Wilkinson presented the staff report.

The applicant, Matt Perry, is requesting preliminary and final site plan approval to construct a drive-through beverage sales use on the north side of the existing Slim Olsen property at 2223 S. Main in the Heavy Commercial (C-H) zoning district. Fast food restaurants with drive-up windows are classified as a permitted use in the C-H zone.

The subject property is currently an undeveloped portion of the Slim Olsen property and has been used for years as a location for temporary sales of flowers, fireworks and other restaurant type uses.

The applicant proposes to construct a permanent structure that will be used for beverage sales along with a small outdoor seating area. The proposed building will be approximately 900 square feet and will be located in an existing paved area of the site. Some small modifications to the existing landscape area are proposed, however the minimum 10 foot width of landscape area will be maintained. The remainder of the perimeter landscaping will remain unchanged. Interior landscaping will be provided to the north and south of the proposed building. The interior landscaping on the north side of the building will consist of a mix of ornamental grasses or some similar type planting to provide screening for the seating area. On the south side of the building a flower bed will be located with annual and perennial flower plantings. Water and sewer service will be provided to the site from laterals connecting to existing lines in 500 West.

The predominant issue related to the proposed site plan relates to parking and access. The use will be accessed by the existing driveway running between Main Street and 500 West. This driveway is currently used as an informal cut through from Main Street to 500 West and may create some conflicts with the new use. The use is predominantly drive-through with no indoor seating area for customers. The applicant has indicated that an outdoor seating area will be available and therefore it is desirable to provide customer parking. The customer spaces will need to be provided if the use is to include an outdoor seating area. Those spaces should either be striped near the employee spaces, or in an alternate approved location. The parking for employees is proposed to the south of the driveway.

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the preliminary and final site plan subject to the following conditions:

1. Complete any and all redline corrections.
2. Prior to final approval, submit a revised final landscape plan consistent with the amended plan and meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance. Landscaping shall be installed as approved prior to occupancy.
3. Prior to occupancy, restripe employee and customer parking spaces located south of the existing driveway, or provide customer and employee parking in an alternate approved location.

Staff and Commission Members discussed the number of temporary use businesses that can be at this location, extra parking, and traffic management.

Mike Allen made a motion to forward a recommendation of approval to the City Council for the preliminary and final site plan approval for a drive thru beverage establishment at 2223 S. Main with the three conditions outlined by staff. Richard Higginson seconded the motion.

Voting passed 5-0-1 in favor with Commission Members Allen, Badham, Higginson, Monson, and Spratley voting Aye with Von Hill abstaining.

5. Consider preliminary and final site plan for drive thru beverage establishment at 588 W 2600 S, Dain Black, applicant.

Jeff Creer representing Dain Black, was present. Chad Wilkinson presented the staff report.

The applicant, Dain Black is requesting preliminary and final site plan approval to modify the existing site plan for automobile sales use to a site plan that will accommodate a drive-through restaurant use. The property was recently developed as an auto sales use which operated for a brief time before closing in late 2014. The new use would modify the site to add a drive-through lane on the

north side of the existing building. Access to the property is provided via a single driveway on 2600 South. All utilities were extended into the site with the previous development. The new use of the building will require the removal of some landscaping on the north side of the building which will be replaced with additional landscaping in other portions of the site. The building will still meet required setbacks and the amount of landscaping proposed will comply with the minimum 15 percent required by Code. Some of the landscaping previously required was not installed with the auto sales use. This landscaping will need to be installed as previously approved prior to occupancy of the building by the new use. The applicant proposes to add parking throughout the site. Required parking for fast food type restaurants is 1 space per 100 square feet. The existing building is approximately 1800 square feet in area requiring 18 spaces. The proposed 24 parking spaces meet the minimum requirements of the ordinance.

Staff recommends that the Planning Commission forward a recommendation of approval to the City Council for the preliminary and final site plan subject to the following conditions:

1. Complete any and all redline corrections, including modifications.
2. Prior to final approval, submit a revised final landscape plan consistent with the amended plan and meeting the requirements of Chapter 16 of the Bountiful City Zoning Ordinance. Landscaping shall be installed as approved prior to occupancy.

Staff and Commission Members discussed the procedures to release the previous owners RDA loan on this property.

Sharon Spratley made a motion to forward a recommendation of approval to the City Council for the preliminary and final site plan approval for a drive thru beverage establishment at 588 W 2600 S, with the two conditions outlined by staff. Richard Higginson seconded the motion.

Voting passed 6-0 in favor with Commission Members Allen, Badham, Higginson, Hill, Monson, and Spratley voting Aye.

6. Planning Director's report, review of pending applications and miscellaneous business.

1. Mr. Mahan discussed the wall at 1623 S. 500 E. being brought into compliance.
2. Next Planning Commission meeting to be held on October 20, 2015.
3. Next City Council meeting to be held on October 13, 2015.
4. Upcoming agenda items.

Chairman Smith ascertained there were no other items to discuss. The meeting was adjourned at 7:00 p.m.

Chad Wilkinson, City Planner

Commission Staff Report

Agenda Item # 3

Subject: PUBLIC HEARING; Conditional Use Permit for Telecommunications Tower
Address: 2275 S. Davis Boulevard; Leo Muir Elementary School
Author: Chad Wilkinson
Department: Planning and Engineering
Date: October 20, 2015



Background

Mr. Jared White, representing Verizon Wireless, requests conditional use permit for a new telecommunications tower located at Leo Muir Elementary School, 2275 South Davis Boulevard. The proposed tower is to be located at the north east corner of the School property. The subject property is located within a Single Family Residential (R-3) zone. Telecommunications towers are an allowed use in the R-3 zoning district subject to approval of a conditional use permit.

Analysis

The proposal includes the installation of an 80-foot high telecommunications monopole tower along with antennae. The application also includes the installation of a fenced equipment area approximately 22 feet by 38 feet in area (836 square feet). A 12-foot wide paved access driveway is proposed from Bonneview Drive to the equipment area. The applicant proposes to provide power to the facility from an existing pole located to the north west of the tower.

The predominant issue surrounding the proposal is the height of the proposed tower and the visual impacts on the adjoining properties. The applicant has indicated that they are willing to install a 50-foot tall tower instead of the 80 foot tower. However, the installation of a lower tower will limit the ability for collocation by other providers in the future, which is encouraged by City Code. This may lead to additional requests for towers in the vicinity. The 80 foot height requested is consistent with other tower installed in the City including the tower at Mueller Park Junior High. The proposed tower is adjacent to a church parking lot and 4 single family residential properties. The closest of the existing residences is approximately 100 feet from the proposed tower and several large trees exist between the tower and the residence. A 38 foot tall power pole exists currently on the church property between the proposed tower and the existing residences. Mitigating conditions that could be placed on the tower include limiting the width of the pole and array. This is recommended in the conditions of approval below.

The applicant has considered other locations in the vicinity and has included a discussion of the other alternatives and why the current location was selected in their attached narrative. The Land Use Ordinance encourages location of telecommunications facilities on public properties

The following is a copy of the Bountiful Land Use Ordinance to be used when considering conditional use permits:

14-2-506 DETERMINATION

A. A conditional use permit shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the applicable standards.

B. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal, or if the imposition of reasonable conditions to achieve compliance with applicable standards is not possible, the conditional use permit request may be denied.

C. Standards applicable to conditional uses include all the requirements of this Title, and consideration of the following:

- 1. The location of the proposed use in relationship to other existing uses in the general vicinity.*
- 2. The effects of the proposed use and/or accompanying improvements on existing developments in the general vicinity;*
- 3. The appropriate buffering of uses and buildings, proper parking and traffic circulation, and the use of building materials and landscaping which are in harmony with the area.*
- 4. The applicant, at his or her cost, shall provide any report and/or study relating to utilities, traffic impact, school impact, soil and water impact, existing conditions, line-of-sight and building massing, and any other information requested by the City in order to render a proper decision.*

Department Review

This application has been reviewed by the City Planner and City Engineer.

Significant Impacts

The proposed tower will create visual impacts to adjoining properties. Impacts to traffic and existing utilities are expected to be minimal.

Recommendation

Staff recommends that the Planning Commission approve the requested Conditional Use Permit subject to the following conditions:

1. The communications tower shall not exceed 30 inches in diameter at the base and shall taper to no more than 18 inches in diameter at the top of the pole.
2. The maximum height allowed shall be 80'.
3. The color of the tower is to be determined by staff.
4. At no point shall any part of an antenna array, including the antenna pads, extend more than 72" inches from the exterior of the communications tower pole.
5. The tower shall be constructed in such a way to allow for at least three different services, meaning the original applicant equipment and two collocations on the same tower.
6. The applicant shall consent to at least two future collocations on the tower.
7. The applicant shall obtain a building permit before commencing construction.
8. Any and all fees shall be paid.

Attachments

1. Aerial photo
2. Proposed site plan
3. Applicant Narrative

KEYED NOTES

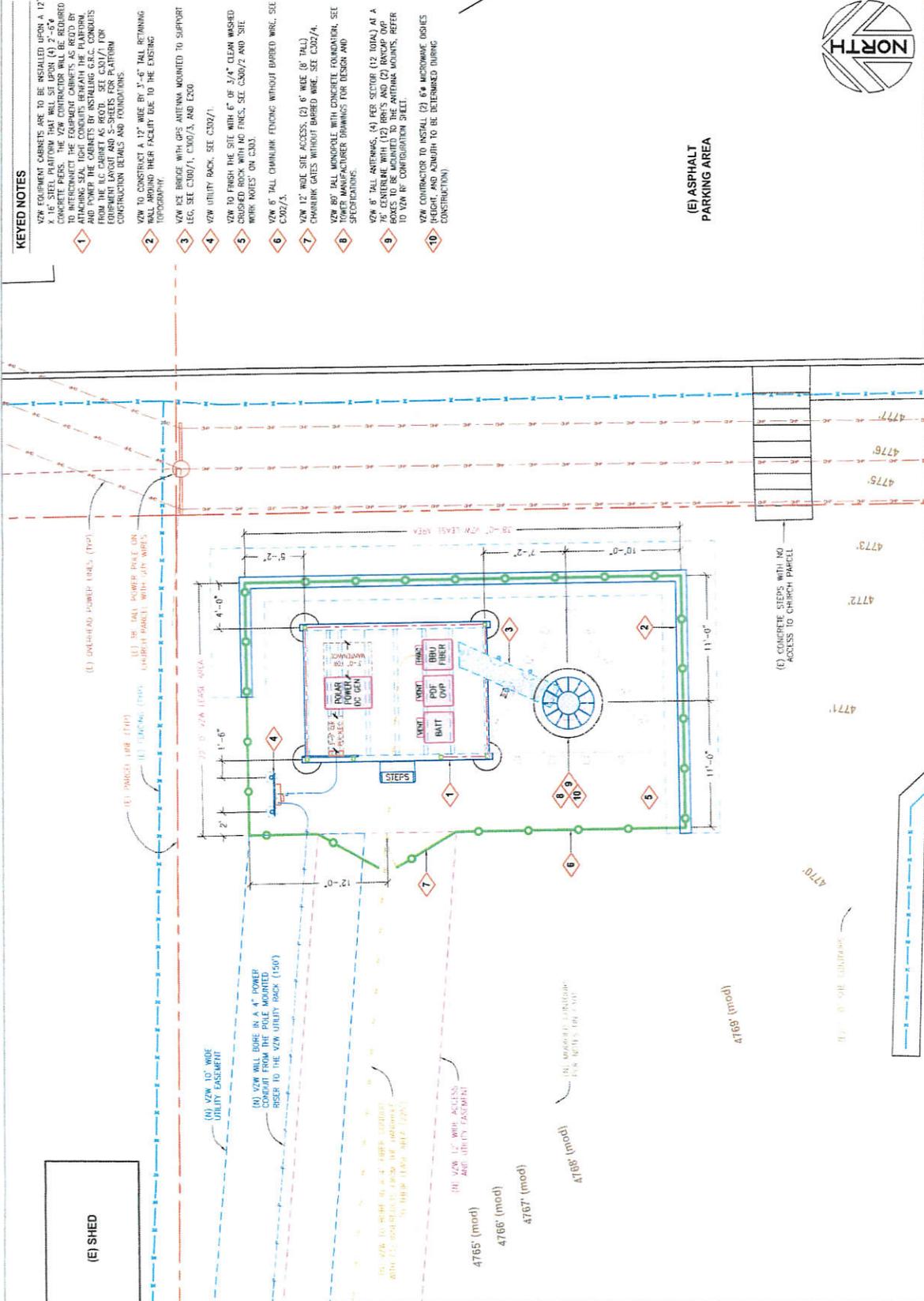
VZW EQUIPMENT CABINETS ARE TO BE INSTALLED UPON A 12" X 16" STEEL PLATFORM THAT WILL SET UPON (4) 2'-0" DIA. CONCRETE PILES. THE EQUIPMENT CABINETS ARE TO BE MOUNTED TO INTERCONNECT THE EQUIPMENT CABINETS AS NOTED BY ATTACHING SEA TIGHT CONDUITS REMAINING THE PLATFORM, AND POWER THE CABINETS BY INSTALLING G.R.C. CONDUITS FROM THE UC CABINET AS NOTED. SEE C307/1 FOR CONSTRUCTION DETAILS AND FOUNDATIONS.

- 1 VZW ICE BRIDGE WITH GPS ANTENNA MOUNTED TO SUPPORT LEG. SEE C300/1, C300/3, AND E300
- 2 VZW UTILITY RACK. SEE C307/1
- 3 VZW TO FINISH THE SITE WITH 6" OF 3/4" CLEAN WASHED CRUSHED ROCK WITH NO FINES. SEE C300/2 AND SHE WORK NOTES ON C303.
- 4 VZW 6" TALL CHAINLINK FENCING WITHOUT BARBED WIRE. SEE C302/3.
- 5 VZW 12" WIDE SITE ACCESS. (2) 6" WIDE (8' TALL) CHAINLINK GATES WITHOUT BARBED WIRE. SEE C302/4.
- 6 VZW 80' TALL MONOPOLE WITH CONCRETE FOUNDATION. SEE TOWER MANUFACTURER DRAWINGS FOR DESIGN AND SPECIFICATIONS.
- 7 VZW 8' TALL ANTENNAS. (4) FEED SECTOR (12 TOTAL) AT A 76' CENTERLINE WITH (12) RRHS AND (2) RAYCAP OPT. BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS. REFER TO VZW RF CONFIGURATION SHEET.
- 8 VZW CONTRACTOR TO INSTALL (2) 604 MICROWAVE DISHES HEIGHT AND AZIMUTH TO BE DETERMINED DURING CONSTRUCTION.

(E) ASPHALT
PARKING AREA



SCALE: 1/8" = 1'-0"



(E) SHED

(E) OVERHANG POWER LINES (TYP)

(E) 12" DIA. POWER POLE ON CHURCH PARCEL WITH 4" WIRE

(M) VZW 12" WIDE UTILITY EASEMENT

(M) VZW WILL BURE IN A 4" POWER CONDUIT FROM THE POLE MOUNTED RISER TO THE VZW UTILITY RACK (1500)

(M) VZW TO RISE 36.4" TYPICAL HEIGHT WITH (2) HOLES/PILES FROM THE PLATFORM TO THE 6" WIRE (SEE SHEET E205)

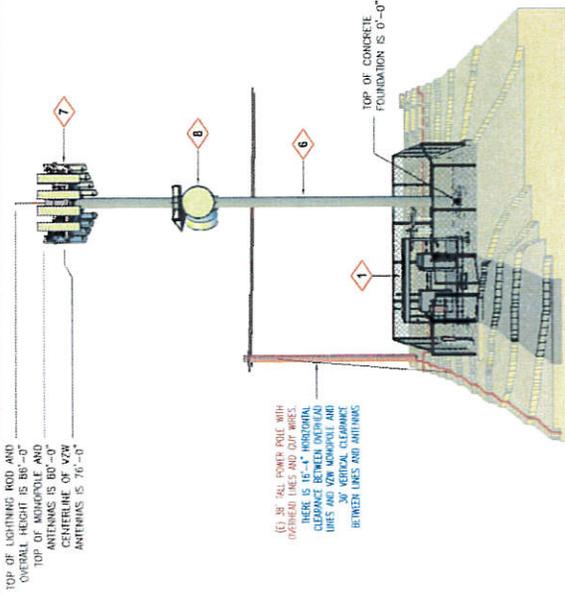
(M) VZW 12" WIRE ACCESS AND UTILITY EASEMENT

(M) 604 MICROWAVE DISHES TO BE MOUNTED TO THE ANTENNA MOUNTS

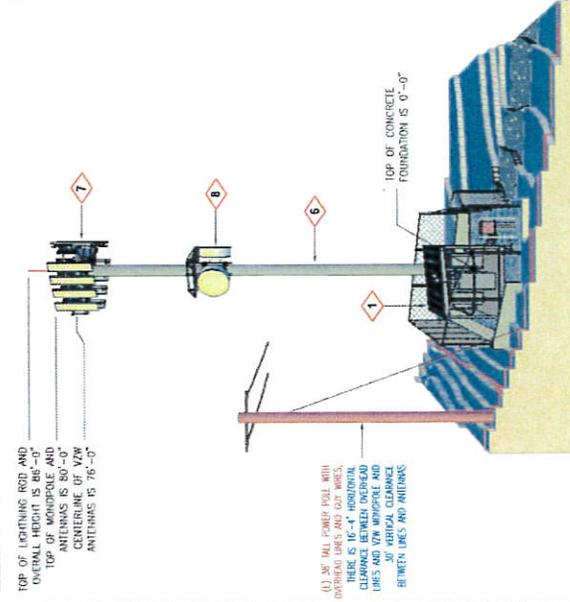
(E) CONCRETE STEPS WITH NO ACCESS TO CHURCH PARCEL

(E) 6" DIA. CULVERT

SITE ELEVATION
LOOKING EAST



SITE ELEVATION
LOOKING SOUTH



KEYED NOTES

- 1 VIEW EQUIPMENT CABINETS ARE TO BE INSTALLED UPON A 12" X 18" STEEL PLATFORM THAT WILL SET UPON (4) 2" X 5" CONCRETE PILLS. SEE C102 FOR ADDITIONAL NOTES.
- 2 WALL TO CONSTRUCT A 12" WIDE BY 4'-0" TALL RETAINING TOPOGRAPHY.
- 3 VIEW 12" WIDE ACCESS AND UTILITY EASEMENT WILL BE REGRADED WITH 4" OF ASPHALT AFTER IT HAS BEEN REGRADED AND COMPACTED.
- 4 VIEW 8' TALL CHIMBING TOWER WITHOUT BARBED WIRE. SEE C302/3.
- 5 VIEW 12" WIDE SITE ACCESS. (2) 6" WIRE (8' TALL) CHIMBING GATES WITHOUT BARBED WIRE. SEE C302/4.
- 6 VIEW 8' TALL MONOPOLE WITH CONCRETE FOUNDATION. SEE TOWER MANUFACTURER DRAWINGS FOR DESIGN AND SPECIFICATIONS.
- 7 VIEW 8' TALL ANTENNAS. (4) PER SECTOR (12 TOWERS) AT A 90 DEGREE ANGLE. ANTENNAS TO BE MOUNTED TO THE ANTENNA MOUNTS. REFER TO VIEW B6 FOR CONFIGURATION SHEET.
- 8 VIEW CONTRACTOR TO INSTALL (2) 6x4 MICROPIE WIDEN AS NECESSARY TO BE DETERMINED DURING CONSTRUCTION.
- 9 VIEW CONTRACTOR TO INSTALL THE 6' TALL LIGHTNING ROD AS SUPPLIED BY TOWER MANUFACTURER.

(1) 36" TALL PUMP PULL WITH OVERHEAD LINES AND GUY WIRES. THERE IS 15'-4" HORIZONTAL CLEARANCE BETWEEN OVERHEAD LINES AND VIEW MONOPOLE AND 30' VERTICAL CLEARANCE BETWEEN LINES AND ANTENNAS.

Re: Verizon Narrative for justification on a new Cell site at Leo Muir Elementary.

Chad

In response to your inquiry regarding the location selection process for this site it is driven entirely by demand. From 2012 to 2013 wireless use has grown significantly with data traffic doubling between 2012 and 2013, this growth is projected to increase another 650% by 2018. The main reason for this increase is the increased use of "smartphone" devices. A typical Smart phone generates 49 times the data traffic as a basic handset. In addition to this the number of wireless only households (meaning they have no landline for their phone) has increased from roughly 16% in 2007 to 44% today, a trend which is likely to continue. For these reasons it has become necessary for Verizon to locate facilities inside residential areas simply because that is where the demand for service is and where the capacity of the network is not sufficient to keep up with the amount of usage. Bountiful city is no exception to this trend.

The closest facilities to the proposed location that are currently in operation are just off Main Street and 1800 south as well as near Lakeview hospital. Verizon is also looking at a facility near 2600 south and Main Street in Bountiful. As you can see there is very limited area in between those locations that is not residential. It is also critical that the site be placed in very strategic locations as moving a site even a few hundred yards can make it fit into the network less effectively and therefore require even more facilities in the future. Based off the network needs and demand in the area we developed a basic search area map which I have attached here. This is the location that the site would be needed to help the network most effectively in the area. As you can see Leo Muir is actually slightly outside of that area but is close enough that we can make it work. As a facility cannot be placed in a private residential property the only other feasible location is Lewis Park. The visual impact at Lewis Park would be comparable to the visual impact at Leo Muir but Lewis Park has more public use and would be more difficult to minimize impact as the park is so heavily used by the public. Further the city of Bountiful has said they are not interested in leasing space on that property for those same reasons. It is for these reasons that the site at Leo Muir was selected. There are simply very limited options but as demand for service continues to escalate particularly in residential areas it is only by locating in these types of places that we can meet the coverage demands from our customers.

There has also been some concern raised over the height of the facility. At 80' Verizon is able to provide optimal coverage. In addition 80' would allow for a future carrier to co-locate on the facility again limiting the amount of additional sites needed in the area. That being said Verizon is sensitive to the concerns of the public in the area and could lower the height of the tower to as little as 50' without significant drops in the performance of the facility. Verizon would leave this decision up to the planning commission but want to be sure that they are aware that it is highly unlikely that another carrier would be able to co-locate on a 50' pole.

Please let me know if there are any other questions or concerns I can answer.

Sincerely

Jared White

Site Acquisition Coordinator

