

Applicant Proposed Text Amendment

Proposed ordinance showing additions and deletions

Edits are shown below as follows.

8.44 Public Facilities

- A. **Permitted Uses:** Upon receipt of a complete application, the Zoning Administrator shall approve the following public facilities in any zone if the Zoning Administrator finds that all of the conditions and requirements are met:
1. Motor Vehicle Roads and driveways, public transportation parking Lots accessory to a public transit station and parking Lots for park and ride car pooling.
 2. Railroad tracks, public rail transit stations and other public transit stations and facilities.
 3. Bicycle and foot trails.
 4. Electric Power Transmission and Distribution Lines and substations subject to applicable standards in this section.
 5. Gas transmission and distribution lines and pumping stations.
 6. Canals and water transmission and distribution lines and pumping stations.
 7. Sewer lines and sewage pumping and lift stations.
 8. Telephone lines.
 9. Cable television or other data transmission lines.
 10. Cellular telephone, radio, television, or microwave transmission facilities that do not exceed the maximum height of the zone and stealth telecommunications transmission facilities.
 11. Any rights-of-way, service driveways, or accessory Structures which are appurtenant to the above uses.
- B. **Standards:** Public facilities shall be subject to all of the standards for the zoning district in which they are located except:
1. There shall be no minimum area of the zoning Lot required.
 2. Only walled and/or roofed Structures shall be required to meet the Setback standards of the zone, except a public transit station that may require being adjacent to a Road or rail line for safety, otherwise the public facilities listed in this Section shall have no minimum Setback requirement.
 3. For utility line Structures, there shall be no maximum height (this does not include cellular telephone, radio, television, or microwave transmission facilities).

4. Transmission lines rated at 345 kilovolts (kV) and above within a new transmission right-of-way shall comply with the following standards:

a. Noise Standards

- (1) Transmission lines will comply with all applicable adopted noise level standards under all weather conditions at the edge of the transmission line right-of-way obtained for operation of the transmission line, in accordance with Utah County Code 7.12.030 as modified below:

- (A) For purposes of taking sound measurements as set forth in UCC 7.12.030(C)(3), the edge of the transmission line right-of-way shall replace the property line as the point of reference for measurement.
- (B) To the extent a transmission line right-of-way is directly adjacent to the boundary line of a municipality, the transmission line shall be required to meet the residential zone noise standards.

b. Notice

- (1) At least 90 days prior to seeking acquisition of a right-of-way in the county to construct a transmission line that is subject to these standards, a public utility shall provide written notice of the proposed transmission line to:

- (A) a landowner with property within 300 feet of the transmission line;
- (B) an entity that operates from property within 300 feet of the transmission line; and
- (C) Utah County Commissioners, Utah County Community Development Director, and Utah County Public Works Director

- (2) The notice shall contain the following minimum information:

- (A) the name and address of the land use applicant;
- (B) the name, telephone number, and email address of a contact person for the land use applicant;
- (C) directions, including a webpage address, to the specific project website, if applicable; and
- (D) instructions for the submission of public comments and information of anticipated public meetings; and

(E) the time, date, and location of any public workshops for the project, if they are scheduled.

c. Visual Impact Mitigation

To the extent reasonably feasible, transmission facilities shall be designed and constructed to implement measures to minimize visual impacts, including the use of non-glare materials.

d. Compliance Requirements

Design, construction, and operation of the transmission line shall comply with all applicable state and federal requirements.

e. Location Priority

To the extent reasonably feasible given other federal, state, and local requirements, transmission line siting is encouraged to follow the location priority order below, in descending order of preference:

- (1) Within existing transmission rights-of-way;
- (2) Adjacent to railroads or planned freeway routes;
- (3) Along or adjacent to arterial or collector streets;
- (4) Within or adjacent to industrial, commercial, agricultural, or non-residential zoning districts; and
- (5) Within residential zoning districts.