



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a conditional use permit to raise an existing 40 foot cell tower by 14 feet, add 4 new antennas, and a new equipment shelter to make an existing site co-locatable.

Agenda Date: Tuesday, May 26, 2015

Applicant: Craig Chagnon, agent for AT&T

File Number: CUP 2015-16

Property Information

Approximate Address: 546 Ogden Canyon

Project Area: 1012 square feet

Zoning: Forest Residential (FR-1 Zone)

Existing Land Use: Dwelling and a Public Utility Substation.

Proposed Land Use: Dwelling and a Public Utility Substation.

Parcel ID: 20-138-0001

Township, Range, Section: T6N, R1E, Section 18

Adjacent Land Use

North: Residential	South: Forest
East: Residential	West: Residential

Staff Information

Report Presenter: Jim Gentry
jgentry@co.weber.ut.us
801-399-8766

Report Reviewer: SW

Applicable Ordinances

- Weber County Land Use Code Title 104 Zones Chapter 13 Forest Residential (FR-1 Zone)
- Weber County Land Use Code Title 108 Standards Chapter 4 (Conditional Uses)
- Weber County Land Use Code Title 108 Standards Chapter 2 (Architectural, Landscape, and Screening Standards)
- Weber County Land Use Code Title 108 Standards Chapter 7 (Supplemental Regulations: Sale or Lease of Required Space)
- Weber County Land Use Code Title 108 Standards Chapter 7 (Supplemental Regulations: Towers)
- Weber County Land Use Code Title Chapter 10 108 Standards (Public Buildings and Public Utility Substations and Structures)

Type of Decision

Administrative Decisions: When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

Background

The applicant is requesting approval of a Conditional Use Permit to raise an existing 40 foot cell tower by 14 feet, add 4 new antennas, and a new 20 foot by 12 foot equipment shelter to make an existing site co-locatable. The 1,012 square foot leased cell tower location will be on property at 546 Ogden Canyon. This property is lot 1 of the Sleepy Hollow Subdivision and the cell site does conform to the setbacks from the new lot lines. All proposed exposed equipment, mounts, and cables will be painted to match the existing facilities. This site is in the Forest Residential (FR-1) zone.

The leased area will be screened by a 6 foot tall wood fence along with 9 foot tall evergreen trees. This shelter is a standard issued facility which will house generators and other machinery essential for adequate cellular communication service. The

applicant has worked with the property owners by including their stealth pole design for these facilities. The 40 foot monopole will have a corten (rusted steel) color, and a texture like the bark of a tree. It is not a monopine design with tree branches.

This site did receive a 10 foot variance from the Board of Adjustment (BOA #2010-02 on 3-11-2010) for the front yard setback, to allow these new facilities to be 20 feet from the front lot line.

Staff has concluded that this application does comply with the following requirements:

- Meeting the use and setback requirements for the FR-1 zone and BOA 20 foot front setback
- Meeting the access and setback requirements for a Public Utility Substation Title 108 Chapter 10
- Meeting the height and setback requirements for towers in Title 108 Chapter 7 (Supplementary and Qualifying Regulations)

Summary of Planning Commission Considerations

- Does the proposed use meet the requirements of applicable County Ordinances?
- Are there any potentially detrimental effects that need to be mitigated by imposing conditions of approval, and if so, what are the appropriate conditions?

In order for a conditional use permit to be approved it must meet the requirements listed under “Criteria for Issuance of Conditional Use Permit.” The Planning Commission needs to determine if the proposed transmission site meets these requirements.

22C-4. Criteria for Issuance of Conditional Use Permit

Conditional uses shall be approved on a case-by-case basis. The Planning Commission shall not authorize a Conditional Use Permit unless evidence is presented to establish:

1. Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.
2. That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

After reviewing this conditional use request, staff has determined that the criteria listed above have been met in the following ways:

1. The cellular site will have minimal negative impacts from noise, dust, vibration, etc. There are no lights associated with this site. To reduce the visual impact, the 40 foot monopole will have a corten (rusted steel) color, and a texture like the bark of a tree.
2. The FR-1 Zone allows a “public utility substation” as a conditional use and the site meets all architectural style, setback, and height regulations. The conditions established by the applicable review agencies must be complied with in order for this conditional use permit to be granted.

Conformance to the General Plan

As a conditional use, this operation is allowed in the FR-1 Zone. With the establishment of appropriate conditions as determined by the Planning Commission, this operation will not negatively impact any of the goals and policies of the General Plan.

Conditions of Approval

- Requirements of the Weber County Planning Division.
- Requirements of the Weber County Engineering Division.
- Requirements of the Weber County Building Inspection Division.
- The new buildings, fences, and pole extension match the existing facilities and that all landscaping remains in place.
- New pine tree and landscaping matching the existing, planted in front of the new section of fence and building.

Staff Recommendation

Staff recommends approval of Conditional Use Application 2015-16 to raise an existing 40 foot cell tower by 14 feet, add 4 new antennas, and a new equipment shelter to make an existing site co-locatable, subject to the applicant meeting the conditions of approval and any other conditions required by the Planning Commission. This recommendation is based on the following findings:

- The application meets the use and setback requirements for the FR-1 zone and BOA 20 foot front setback
- The application meets the access and setback requirements for a Public Utility Substation Title 108 Chapter 10
- The application meets the height and setback requirements for towers in Title 108 Chapter 7 (Supplementary and Qualifying Regulations)

Exhibits

- A. Applicant's application
- B. Location map
- C. Site plan
- D. Pictures

Weber County Conditional Use Permit Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed 5/6/15	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use) CUP2015-16
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Property Owner Contact Information

Name of Property Owner(s) Keith Rounkles	Mailing Address of Property Owner(s) 750 Ogden Canyon Ogden, UT 84401
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Phone 801-668-8844	Fax
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Email Address (required) keithrounkles@comcast.net	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
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Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Craig Chagnon - Crown Castle	Mailing Address of Authorized Person 5350 N 48th Street, Suite 305 Chandler, AZ 85226
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Phone 801-979-9077	Fax
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Email Address craig.chagnon@crowncastle.com	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
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Property Information

Project Name AT&T Collocate	Total Acreage	Current Zoning
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Approximate Address 540 Ogden Canyon Rd Ogden City, UT 84401	Land Serial Number(s) 20-133-0001
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Proposed Use
Existing Wireless Communications Tower and Compound

Project Narrative

AT&T requests approval of a proposal to collocate new equipment on an existing tower located at 540 Ogden Canyon Rd, Ogden, UT. This installation will require an expansion of the ground space to match the current compound. To achieve signal coverage, AT&T will need an extension of the current tower to mount their array of antennas.

Basis for Issuance of Conditional Use Permit

Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.

Collocation of carriers is a preferred method of wireless infrastructure growth in many communities. The existing tower, if extended, will have the capacity to add a second carrier thus improving the overall communications service in Ogden Canyon.

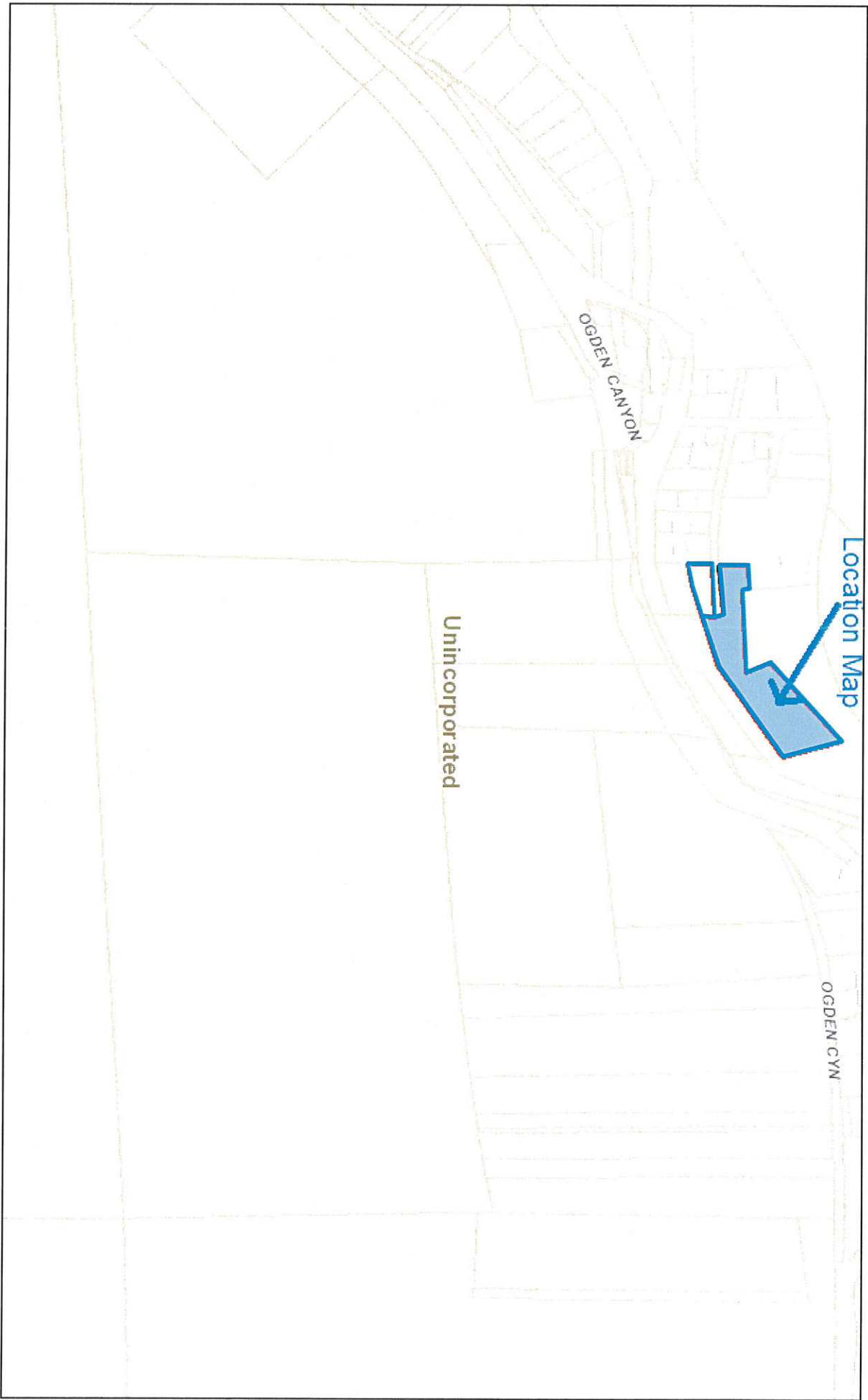
The existing tower is a stealth facility and the extension would match the existing characteristics.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

The site operates under Conditional Use Permit ~~06~~-2010 SAL ~~Oaks~~, and will meet the stated conditions.

Hermitage

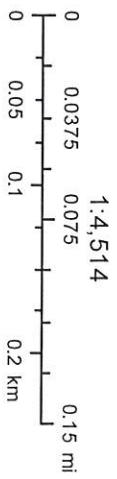
Location Map



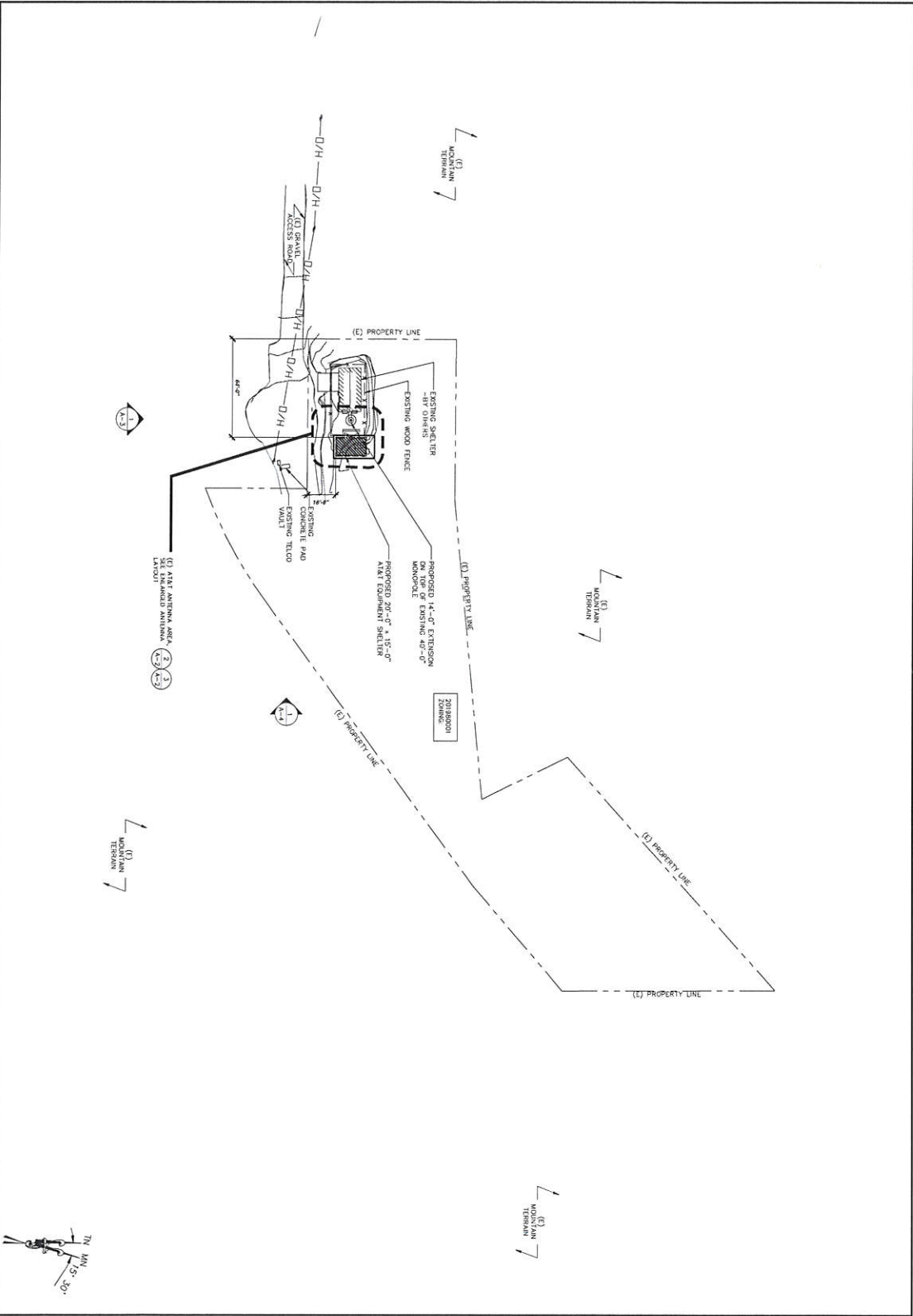
May 14, 2015

Street Labels

City Labels



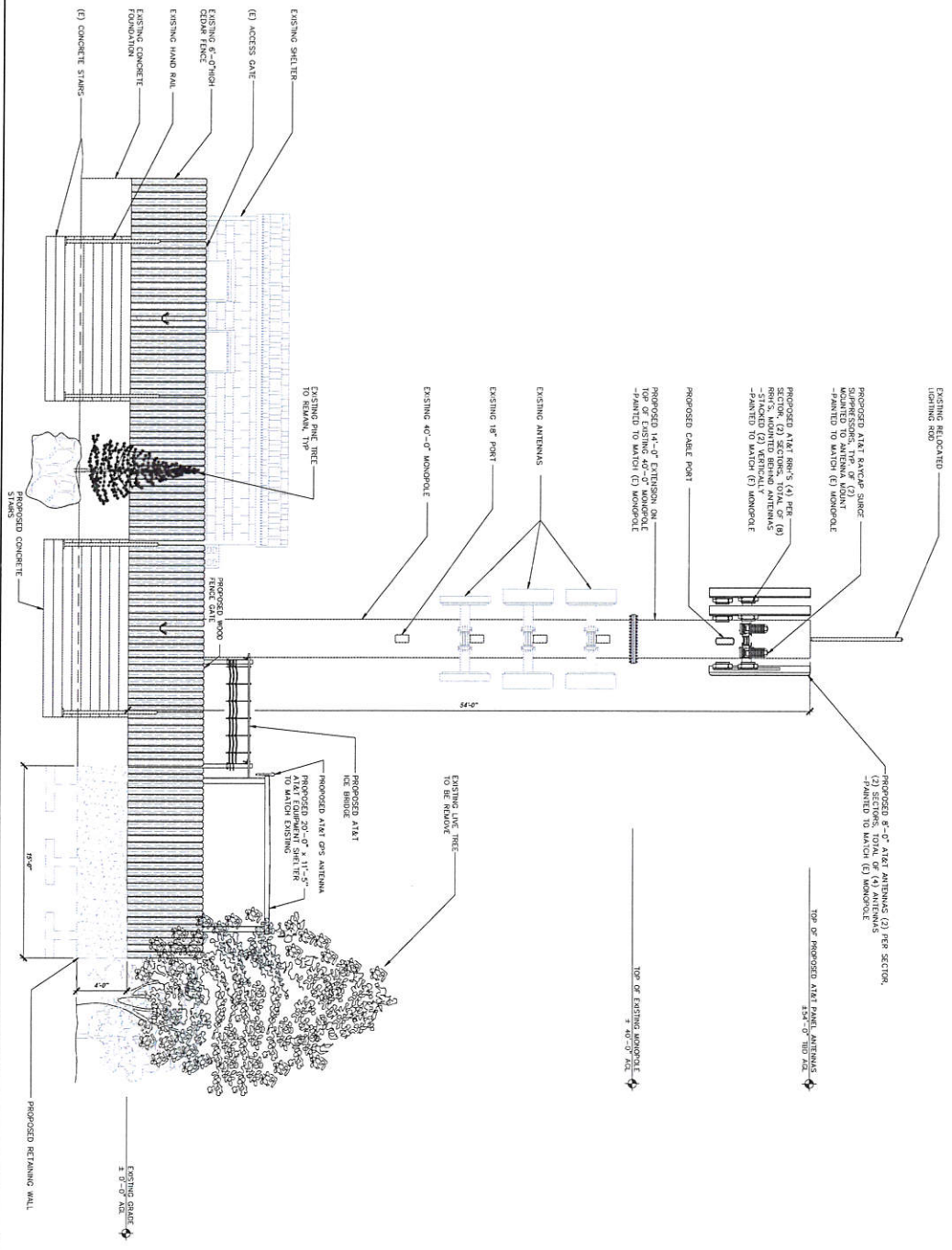
SITE PLAN



DATE: 11/15/16
 SCALE: 1" = 20'
 SHEET NUMBER: 1

<p>THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY AND CONFIDENTIAL TO AT&T INTELLECTUAL PROPERTY. ANY REUSE OR DISCLOSURE OF THIS INFORMATION IS STRICTLY PROHIBITED.</p>																
<p>605 WEST KNOX ROAD, SUITE 210 SALT LAKE CITY, UT 84119 TEL: (801) 576-8825</p>																
<table border="1"> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>2</td> <td>04/17/16</td> <td>FINAL ZONING SUBMITTAL</td> </tr> <tr> <td>1</td> <td>05/14/15</td> <td>UPDATED ZONING SUBMITTALS</td> </tr> <tr> <td>0</td> <td>10/14/14</td> <td>90% ZONING SUBMITTALS</td> </tr> <tr> <td>REV.</td> <td>DATE</td> <td>REVISION DESCRIPTION</td> </tr> </table>	REV.	DATE	DESCRIPTION	2	04/17/16	FINAL ZONING SUBMITTAL	1	05/14/15	UPDATED ZONING SUBMITTALS	0	10/14/14	90% ZONING SUBMITTALS	REV.	DATE	REVISION DESCRIPTION	<p>PROJECT INFORMATION</p> <p>OGDEN CANYON RELO CROWN CASTLE COLLO FA#: 13084104 546 OGDEN CANYON ROAD OGDEN, UTAH 84401 WEBER COUNTY</p> <p>DESIGNED BY: EAJ CHECKED BY: JC</p> <p>SHEET TITLE: SITE PLAN</p> <p>SHEET NUMBER: A-1</p> <p>TOTAL SHEETS: 2</p>
REV.	DATE	DESCRIPTION														
2	04/17/16	FINAL ZONING SUBMITTAL														
1	05/14/15	UPDATED ZONING SUBMITTALS														
0	10/14/14	90% ZONING SUBMITTALS														
REV.	DATE	REVISION DESCRIPTION														

ALL NEW EQUIPMENT, MOUNTS, AND EXISTING WIRE TO BE RELOCATED TO MATCH EXISTING WIRE TO REMAIN AT 1" SCALE



SOUTH ELEVATION



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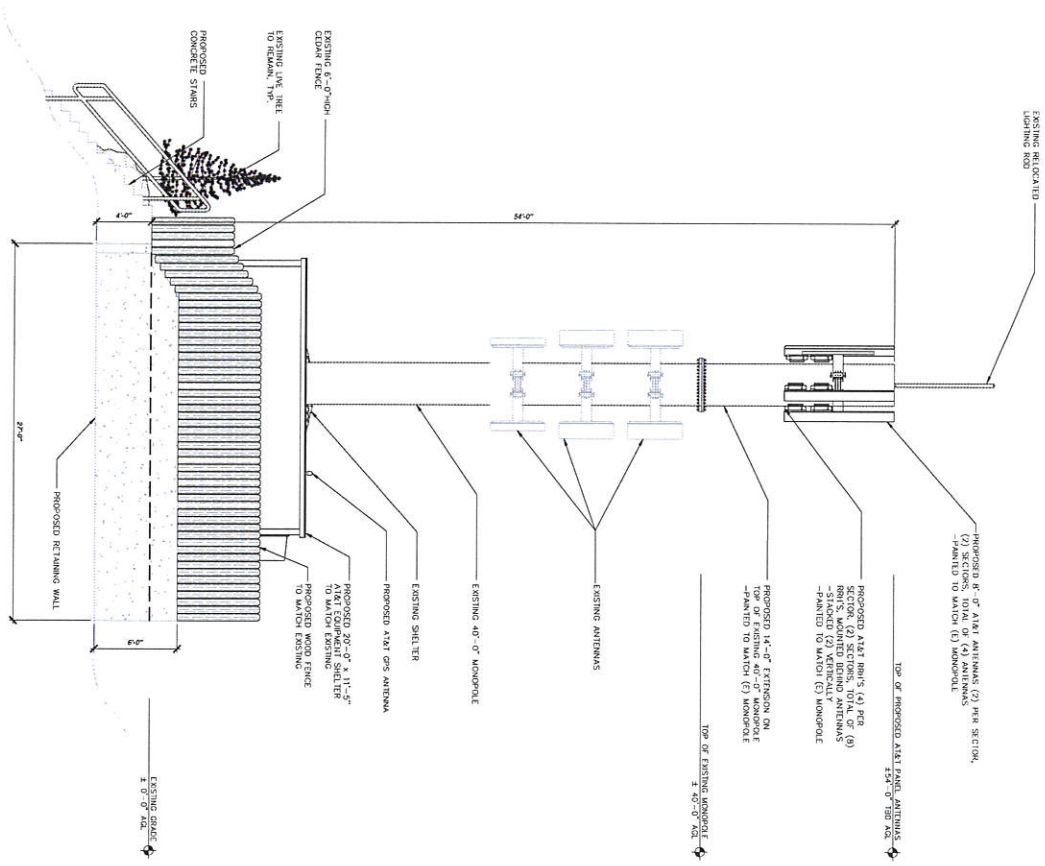
605 WEST KNOX ROAD, SUITE 210
 TEMPE, AZ 85284
 TEL: (602) 978-8975

REV.	DATE	DESCRIPTION
2	06/11/20	FINAL DESIGN SUBMISSION
1	05/15/20	UPDATED PER MIMMARS
0	05/14/20	SPC ZONING COMMENTS
REV.	DATE	DESCRIPTION

PROJECT INFORMATION
 OGDEN CANYON BELO
 CROWN CASTLE COLLO
 FA#: 13084104
 546 OGDEN CANYON ROAD
 OGDEN, UTAH 84401
 WEBER COUNTY

DESIGNER	EAJ	CHECKED BY	JC
SHEET TITLE	ELEVATION		
SHEET NUMBER	A-3	REV.	2

ALL NEW PROPOSED EQUIPMENT MOUNTS AND CABLES SHALL BE PAINTED TO MATCH EXISTING WITH THE HOUSING/PANTRY PAINT



EAST ELEVATION

25' HOR SCALE 1/8" = 1'-0"
 1" VERT SCALE 1/8" = 1'-0"

 1



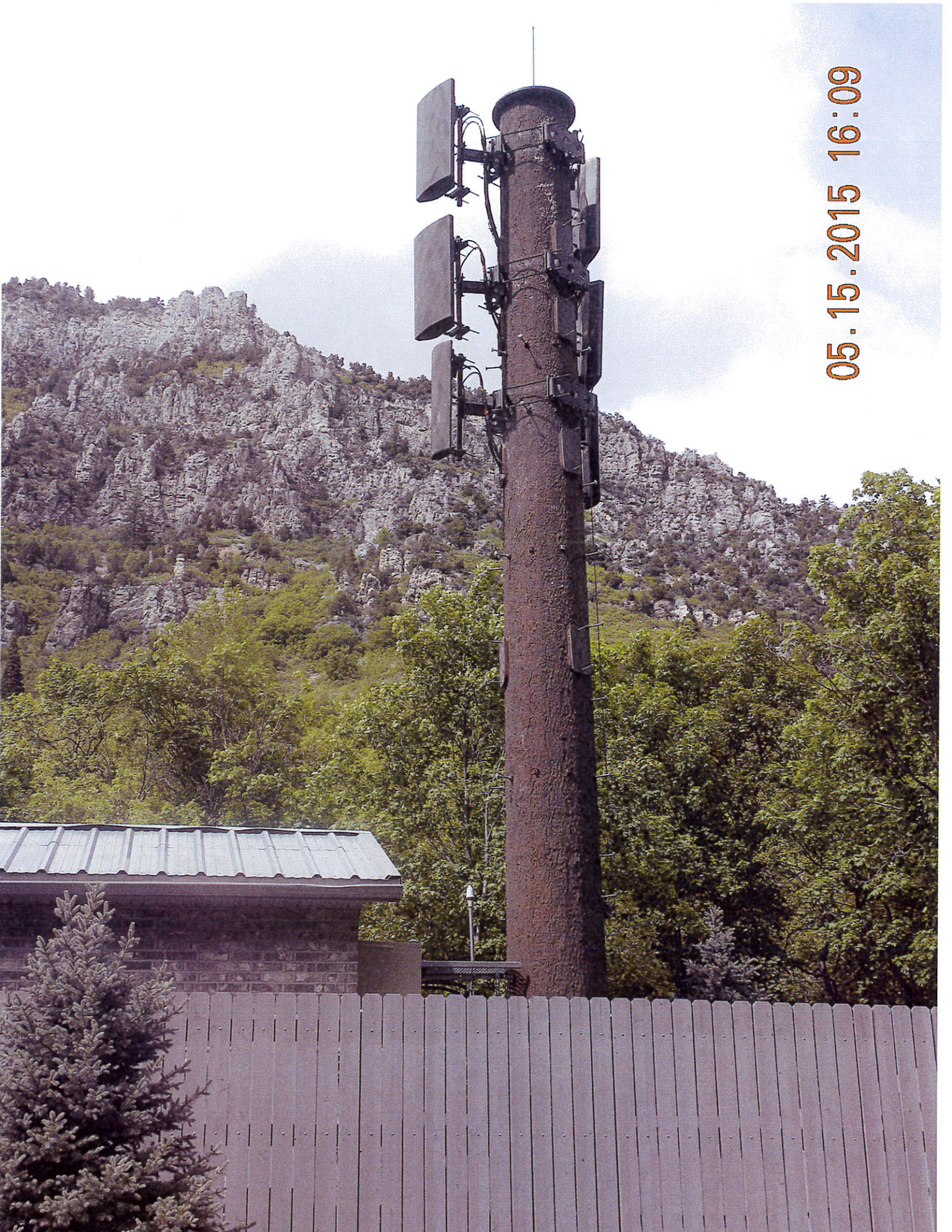
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605 WEST MOX ROAD, SUITE 210
 TEMPE, AZ 85284
 TEL: (602) 998-8915

REV.	DATE	REVISION/DESCRIPTION
2	06.10.15	FINAL ZONING COMPLIANCE
1	05.15.15	UPDATES TO ZONING COMPLIANCE
0	10.24.14	PRE-ZONING COMPLIANCE
REV.	DATE	REVISION/DESCRIPTION

PROJECT INFORMATION
 OGDEN CANYON RELO
 CROWN CASTLE COLLO
 FA#: 13084104
 546 OGDEN CANYON ROAD
 OGDEN, UTAH 84401
 WEBER COUNTY

DESIGNED BY	ENGINEER
EAJ	JC
SHEET TITLE ELEVATION	
SHEET NUMBER A-4	TOTAL SHEETS 2



05.15.2015 16:09



05.15.2015 16:09



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