



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an amendment to a conditional use permit for the Baugh Enterprises telecommunications tower located at 4311 W 1200 S, Ogden

Applicant: Baugh Enterprises

Authorized Agent: Laura Mansfield

File Number: CUP# 2019-11

Property Information

Approximate Address: 4311 W 1200 S, Ogden

Project Area: 21.9 acres

Zoning: C-1

Existing Land Use: Cell site/ vacant commercial

Proposed Land Use: Cell site/ vacant commercial

Parcel ID: 15-055-0023

Township, Range, Section: Township 6 North, Range 2 West, Section 20

Adjacent Land Use

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

Staff Information

Report Presenter: **Steve Burton**
sburton@co.weber.ut.us
801-399-8766

Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Definitions
- Title 104, Chapter 20, Commercial (C-1) Zone
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 4 Conditional Uses

Summary and Background

The applicant is requesting approval of an amendment to the conditional use permit for a cell tower site located at 4311 W 1200 S, Ogden. The proposed amendment includes adding 6 antennae, 15 radio heads, 3 surge suppressors, 3 fiber lines, 6 power lines, and adding ground lease area for generators and cabinets. The proposed additions do not expand the existing cell tower site and do not increase the height of the tower.

Conditional use permits should be approved as long as any harmful impacts are mitigated. The Uniform Land Use Code of Weber County, Utah (LUC) already specifies certain standards necessary for mitigation of harmful impact to which the proposal must adhere. The proposed application, in compliance with the recommended conditions, appears to meet these standards. The following is staff's evaluation of the request.

Analysis

General Plan: By amending the conditional use permit to add equipment to an existing tower/site, the proposal helps to preserve the rural character of the area by not proposing new cell towers. Preserving the open spaces and rural qualities are an important aspect of the 2003 West Central Weber County General Plan (Page 1-7, 2003 West Central Weber County General Plan).

Zoning: The subject property is located within the C-1 Zone. Public utility substations are listed as a conditional use in the C-1. The proposed amendment includes two concrete pad lease areas that are approximately 21 feet from the rear property line. The proposed ground level additions will be several hundred feet away from all other property lines. The C-1 requires a

front yard setback for the C-1 zone is 50 feet, side and rear yards is 10 feet. The proposed site plan conforms to the C-1 site development standards and with the following site development standards specific to public utility substations:

Sec. 108-10-2. - Site development standards for public utility substation.

(a) Lot area, width, setback, and street frontage regulations. The lot area, width, setback, and street frontage regulations for a public utility substation, as defined in section 101-1-7, are as follows:

(1) Lot area and lot width. No minimum lot area or width, provided that the lot or parcel shall contain an area and width of sufficient size and dimension to safely accommodate the utility facility or use, any necessary accessory use, any landscaping required by this Land Use Code, the required setbacks, and space to park two maintenance vehicles.

(2) Front yard setback. Front yard setback requirement may be reduced to no less than ten feet if the lot does not directly front on a public or private street right-of-way, provided that no substation shall be located closer to a public or private street right-of-way than the minimum front yard setback of the zone, or 20 feet, whichever is more restrictive.

(3) Side yard setback. The side yard setback requirement shall comply with the typical setback specified in the applicable zone regulating the property.

(4) Rear yard setback. The rear yard setback requirement may be reduced to the following:

a. In a residential zone: five feet.

b. In an agricultural zone: ten feet.

c. In a forest zone: 20 feet.

d. In a zone not specifically listed above: typical zone setback as provided in the chapter for that zone.

(5) Street frontage. No frontage is required along a public right-of-way if clear and legal access exists from a public right-of-way to the site for the purpose of the utility use.

(b) Co-location. Co-location of a public utility substation with other existing public utility substations is required provided that the co-location does not cause interference with any public utility, or the reasonable operation of the public utility substation.

Conditional Use Review: A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. The following is an analysis of the application reviewed against the applicable conditional use standards:

- *Standards relating to safety for persons and property:* The proposal is not anticipated to cause any concerns of safety for persons and property.
- *Standards relating to infrastructure, amenities, and services:* The proposed amendment will provide better cellular service to residents in the area.
- *Standards relating to the environment:* The proposed amendment is not anticipated to negatively impact the environment.
- *Standards relating to the current qualities and characteristics of the surrounding area and compliance with the intent of the general plan:* The proposal is not for a new tower, but to add equipment to an existing tower, thereby preserving the rural characteristics of the surrounding area.

Design Review: The proposed use requires a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding neighborhood. The matters for consideration are as follows:

- *Considerations relating to traffic safety and traffic congestion.* The proposal is not anticipated to cause any traffic congestion or safety hazards.
- *Considerations relating to landscaping.* The site currently maintains the required 10 % landscaping with existing natural landscaping.

- *Considerations relating to buildings and site layout.* The new equipment on ground level will meet the required setbacks as previously outlined in this staff report. The new equipment on the tower will not increase the height of the tower.
- *Considerations relating to utility easements, drainage, and other engineering questions.* The applicant will need to adhere to all conditions of the Engineering Division.
- *Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval.* The proposed site does not have any type of development agreement associated with the property; therefore considerations pertaining to this portion of the code are not applicable at this time.

Review Agencies: A condition of approval is that all review agencies, including the Engineering Division and Fire District approve prior to installation of new equipment.

Staff Recommendation

The Planning Division recommends approval of file# CUP 2019-11. This recommendation for approval is subject to all review agency requirements and is based on the following findings:

1. The proposed use conforms to the West Central Weber General Plan.
2. The proposed use, if conditions are imposed, will not be detrimental to public health, safety, or welfare.
3. The proposed use, if conditions are imposed, will comply with applicable County ordinances.
4. The proposed use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Administrative approval

Administrative approval of CUP 2019-11 is hereby given based upon the conditions and findings outline in this staff report.



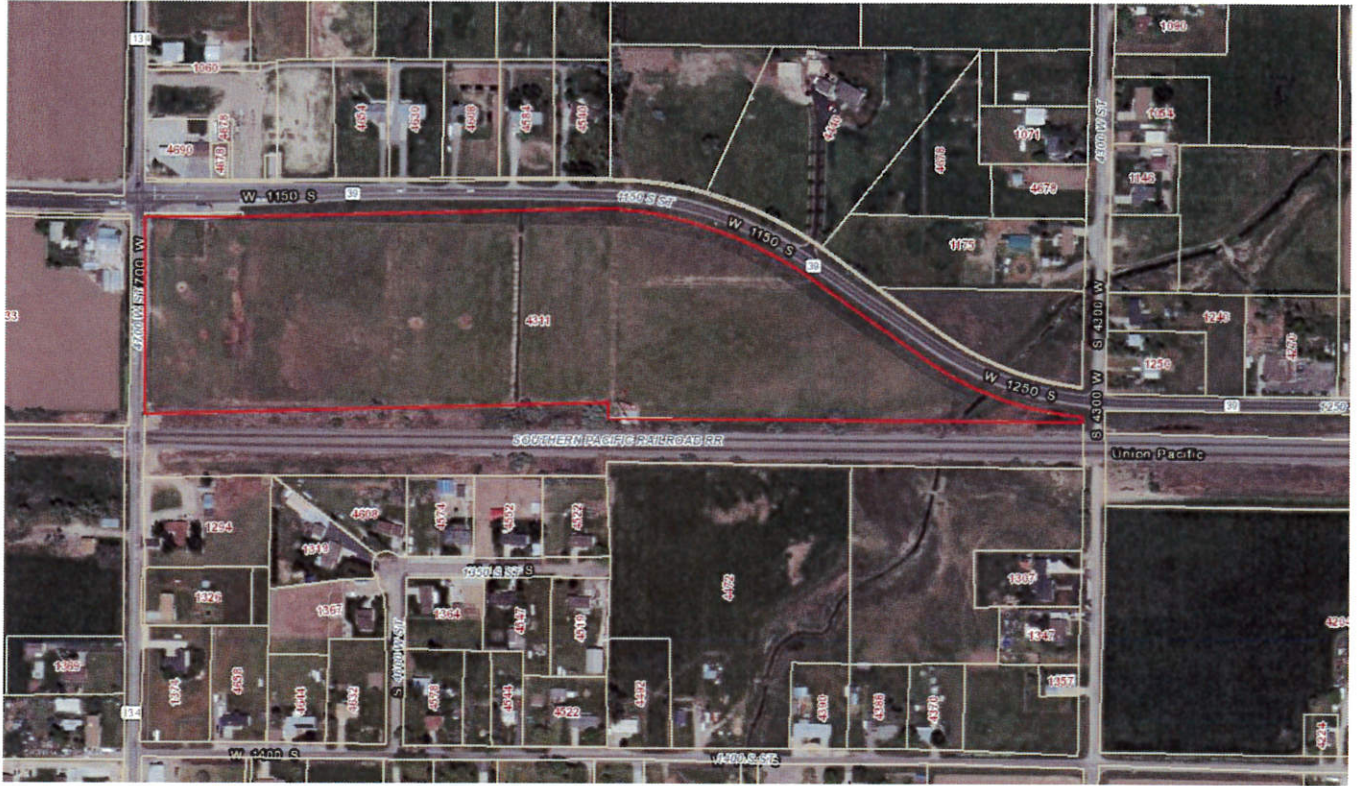
 Rick Grover, Weber County Planning Director

Dated the _____ day of _____, 2019

Exhibits

- A. Application
- B. Site Plan and elevations

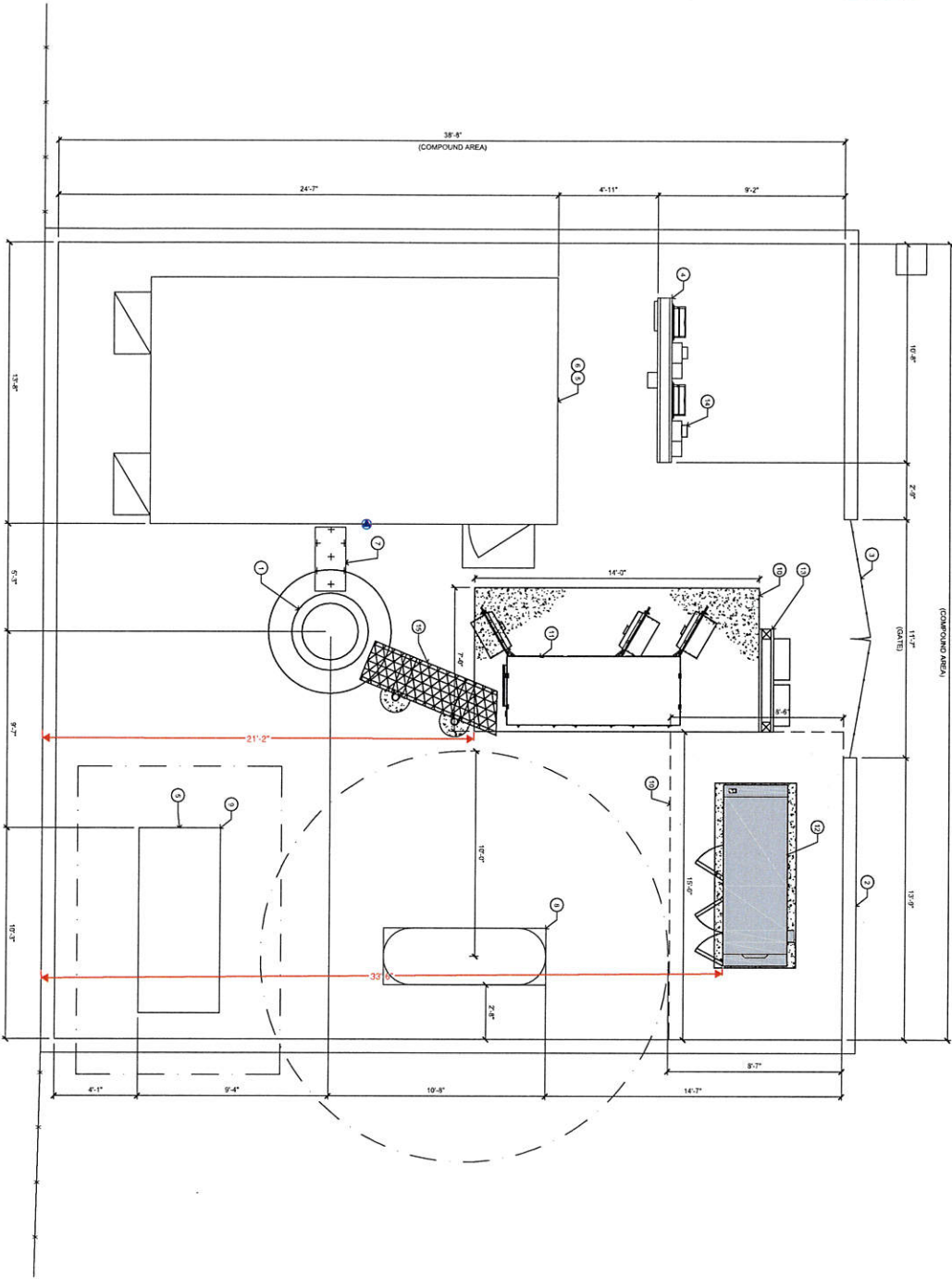
Map 1



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 8/21/19	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Property Owner Contact Information			
Name of Property Owner(s) BAUGH ENTERPRISES LLC		Mailing Address of Property Owner(s) 4441 S 4300 W WEST HAVEN, UT 84401	
Phone 801-698-3113	Fax		
Email Address laura.mansfield@crowncastle.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) Laura Mansfield		Mailing Address of Authorized Person 116 Inverness Drive East, Ste. 300, Englewood, CO 80112	
Phone 720-414-7271	Fax		
Email Address laura.mansfield@crowncastle.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Information			
Project Name 829171 491590 - AT&T New Site Commitment		Total Acreage 21.9	Current Zoning
Approximate Address 4311 West 1200 South, West Weber, Utah 84404		Land Serial Number(s) 15-055-0023	
Proposed Use Existing unmanned telecommunications tower			
Project Narrative Add (6) antennas, (15) Radio Heads, (3) surge suppressors, (3) fiber lines, (6) power lines Adding 7'x14' lease area and a 15'x8'6" lease area with generator within existing compound. This project does not expand the existing tower or ground space.			



1 PROPOSED COMPOUND PLAN
SCALE: 1/8" = 1'-0"

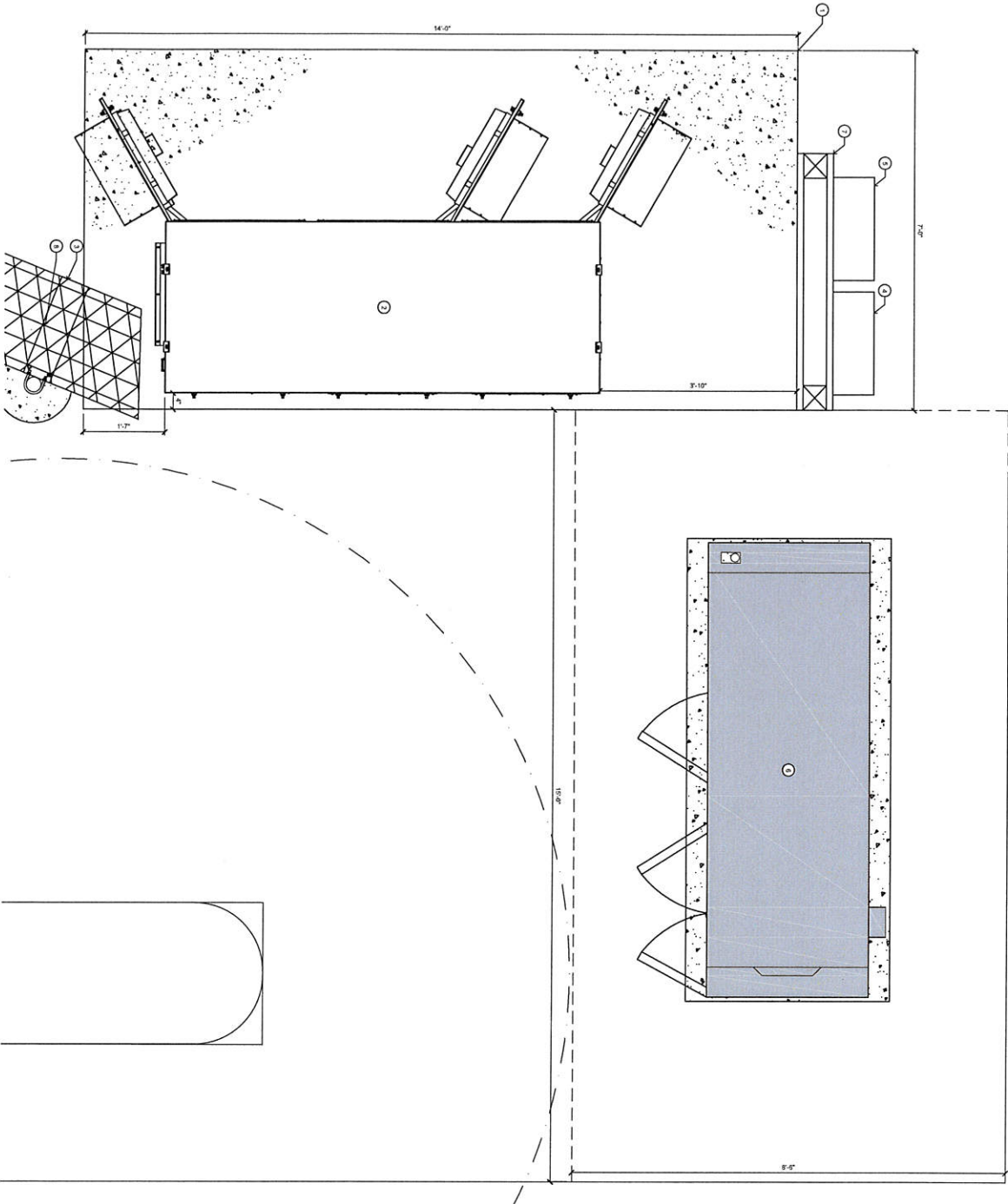


SITE TYPE: MONOPOLEMIC

- KEYNOTES**
- 1) AT&T PROPOSED
 - 2) AT&T PROPOSED
 - 3) AT&T PROPOSED
 - 4) AT&T PROPOSED
 - 5) AT&T PROPOSED
 - 6) AT&T PROPOSED
 - 7) AT&T PROPOSED
 - 8) AT&T PROPOSED
 - 9) AT&T PROPOSED
 - 10) AT&T PROPOSED
 - 11) AT&T PROPOSED
 - 12) AT&T PROPOSED
 - 13) AT&T PROPOSED
 - 14) AT&T PROPOSED
 - 15) AT&T PROPOSED
 - 16) AT&T PROPOSED
 - 17) AT&T PROPOSED
 - 18) AT&T PROPOSED
 - 19) AT&T PROPOSED
 - 20) AT&T PROPOSED

<p>AT&T SITE NO. UTL03109 4311 WEST 1200 SOUTH WEST WEBER, UT 84004</p>	<p>PREPARED FOR CROWN CASTLE 1000 WEST 1200 SOUTH WEST WEBER, UT 84004</p>	<p>AT&T 1400 WEST 1200 SOUTH WEST WEBER, UT 84004</p>	<p>TELGYTE 2000 W. 1200 SOUTH WEST WEBER, UT 84004</p>	<p>PLAT SHEET NO. UTL03109 SHEET NO. 829171 DRAWN BY: JD CHECKED BY: CM</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>8/20/19</td> <td>PRELIMINARY CDTS</td> </tr> </tbody> </table>	REV.	DATE	DESCRIPTION	1	8/20/19	PRELIMINARY CDTS	<p>Licensor:</p>	<p>Drawn For: 8/20/19 PRELIMINARY CDTS</p>	<p>1. IS A MONOPOLIC PLAN AND 2. IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.</p>	<p>SHEET NUMBER: A-2.1</p>
REV.	DATE	DESCRIPTION													
1	8/20/19	PRELIMINARY CDTS													

Exhibit B



1 INTERIOR WIC LAYOUT
SCALE: 1/8" = 1'-0"



SITE TYPE: MONOPOLEWIC

KEYNOTES

- 1 1/4" POLYPROPYLENE MONOPOLE WIC
- 2 1/4" POLYPROPYLENE MONOPOLE WIC
- 3 1/4" POLYPROPYLENE MONOPOLE WIC
- 4 1/4" POLYPROPYLENE MONOPOLE WIC
- 5 1/4" POLYPROPYLENE MONOPOLE WIC
- 6 1/4" POLYPROPYLENE MONOPOLE WIC

AT&T Site ID: UT103109

4311 WEST 1200 SOUTH
WEST WEBER, UT 84404



AT&T SITE NO: UT103109
BLK NO: 829171
DRAWN BY: JD
CHECKED BY: CA

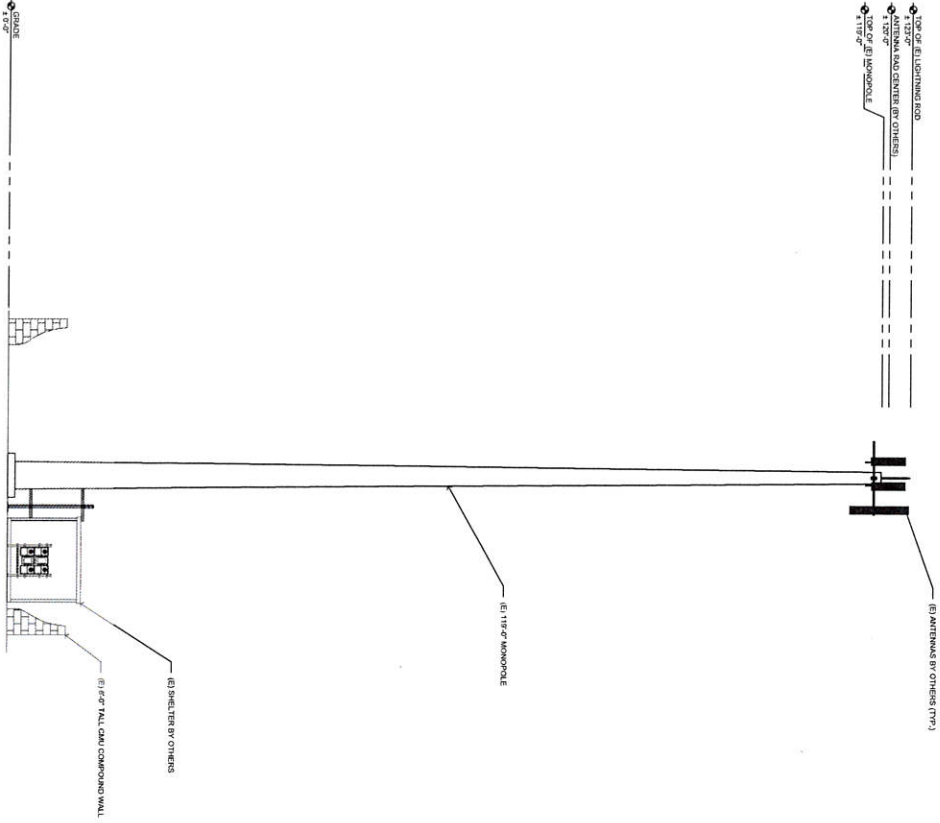
REV	DATE	DESCRIPTION
1	8/20/19	PRELIMINARY CDTS

Licensor:
8/20/19
PRELIMINARY CDTS

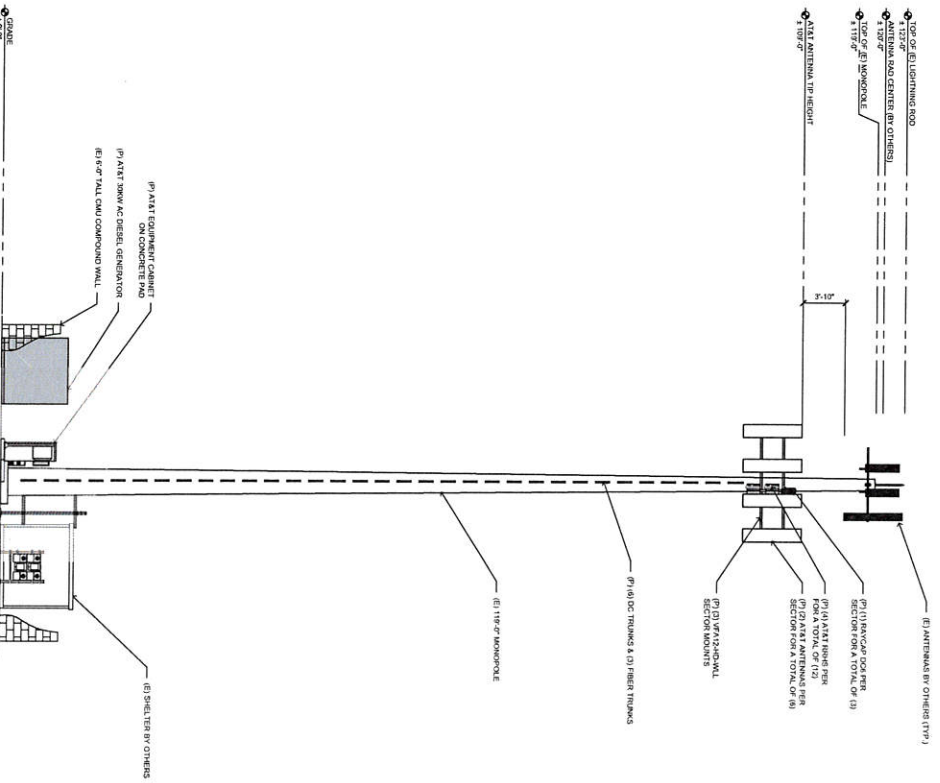
SHEET TITLE:
INTERIOR WIC LAYOUT

SHEET NUMBER:
A-2.2

Exhibit B



2 EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 PROPOSED NORTH ELEVATION
SCALE: 1/8" = 1'-0"

SITE TYPE: MONOPOLE/MWC

AT&T ID:
UTL03109
4311 WEST 1200 SOUTH
WEST WEBER, UT 84404



REV	DATE	DESCRIPTION
A	8/20/19	PRELIMINARY CDS

PROJECT NO: UTL03109
 PLAN NO: 829171
 DRAWN BY: JD
 CHECKED BY: CIA

8/20/19
 PRELIMINARY CDS

PROPOSED MONOPOLE WEST ELEVATION

A-4.2