



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 T-mobile cell tower located at 676 N 7100 E, Huntsville

Type of Decision: Administrative

Applicant: Frank and Ruth Clawson

Authorized Agent: Janet Keller

File Number: CUP# 2019-10

Property Information

Approximate Address: 676 N 7100 E, Huntsville

Project Area: 18.4 acres

Zoning: AV-3

Existing Land Use: Cell site/ agricultural

Proposed Land Use: Cell site/ agricultural

Parcel ID: 21-008-0029

Township, Range, Section: Township 6 North, Range 2 East, Section 07

Adjacent Land Use

North: Gravel zone	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 6, Agricultural Valley AV-3 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 cite located at 676 N 7100 E, Huntsville. The proposed changes include removing and replacing three antennae, installing three remote radio units and a new cable along the monopole. The proposed additions will not increase the height of the existing tower. The proposed amendments to the conditional use permit are considered de minimis revisions, and can be approved by the planning director as outlined in 108-4-3(2)(7).

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: The request is in conformance with the Ogden Valley General Plan by ensuring a better quality of utility services for residents of the Ogden Valley while not proposing an entirely new utility substation.

Zoning: The subject property is located within the AV-3 Zone. Public utility substations are listed as a conditional use in the AV-3 zone. The proposed amendment does not include any additional structures on the ground level and will not expand the existing site plan.

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, as the primary purpose for the amendment is to replace old equipment.
- *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 replace equipment on 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 20 % landscaping with existing natural landscaping.
- *Considerations relating to buildings and site layout.* The proposal does not include additional equipment or buildings on the ground level.
- *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: The Fire District and the Engineering Division have both approved of the proposed conditional use permit amendment.


Staff Recommendation

The Planning Division recommends approval of file# CUP 2019-10. 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 Ogden Valley 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 2019-10 is hereby given based upon the conditions and findings outline in this staff report.

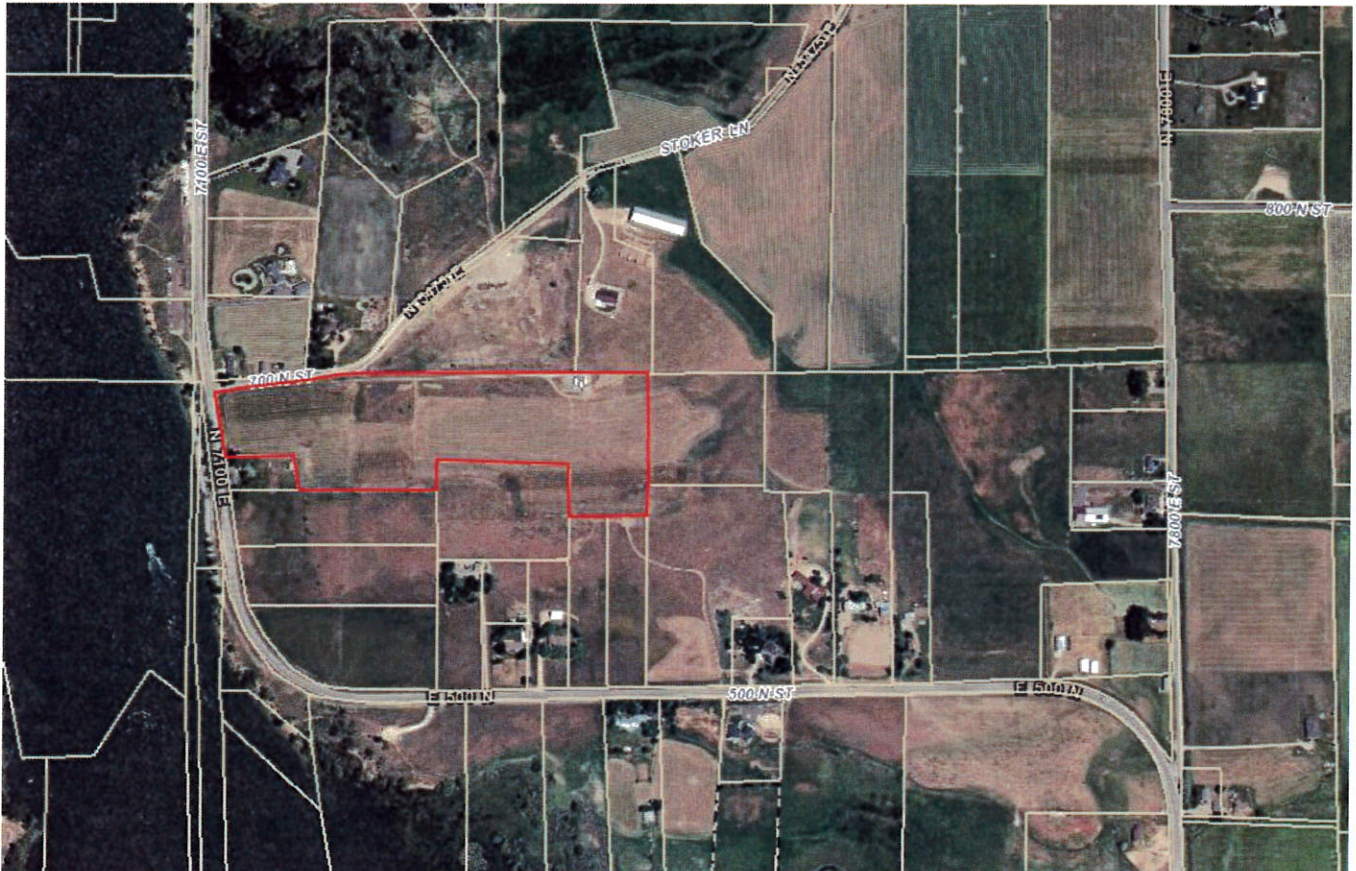

Rick Grover, Weber County Planning Director

Dated the 3rd day of SEPTEMBER, 2019

Exhibits

- A. Application
- B. Site Plan and elevations

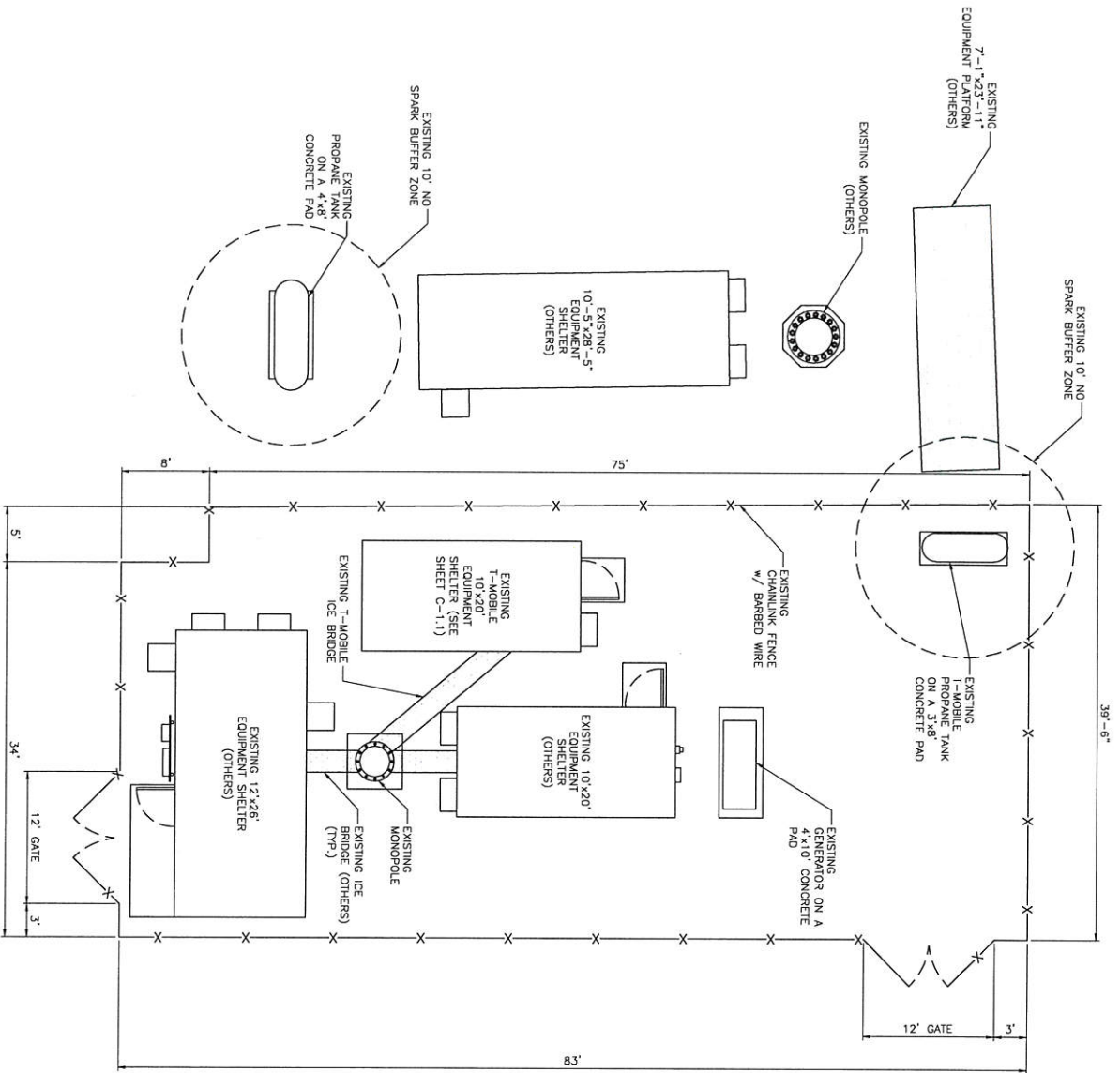
Map 1



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	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Property Owner Contact Information			
Name of Property Owner(s) Clawson, Frank Wessman & Ruth E Clawson Trustees		Mailing Address of Property Owner(s) 873 Eagle Pointe Drive North Salt Lake, UT 84054	
Phone	Fax		
Email Address		Preferred Method of Written Correspondence <input 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) Janet Keller, Powder River Development		Mailing Address of Authorized Person 408 S Eagle Road Suite 200 Eagle, ID 83616	
Phone 208-963-4016	Fax 208-963-4015		
Email Address janet.keller@powderriverdev.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Information			
Project Name ATC TMO 310315 Huntsville	Total Acreage 18.4	Current Zoning AV-3	
Approximate Address 676 N 7100 E St Huntsville, UT 84317	Land Serial Number(s) 210080029		
Proposed Use telecommunication facility			
Project Narrative At antenna level, remove (3) antennas and install (3) antennas, (3) RRU & (1) Hybrid cable. At ground level, remove (1) DUS41 and (3) RRUS11 B12.			



DISCLAIMER:
 THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT SURVEY. POWER RIVER DEVELOPMENT SERVICES, LLC, DOES NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, EASEMENTS, SETBACKS, AND DIMENSIONS SHOWN.



SITE PLAN

SCALE: 3/32" = 1'-0" (1/4" = 1')

1



BUSINESS LICENSE # N/A

REV	DATE	REVISIONS	DESCRIPTION	INT
0	07/19/18	100% CONSTRUCTION		MS
B	06/29/18	ISSUED FOR REVIEW 50%		JPN
A	06/21/18	ISSUED FOR REVIEW 50%		JPN



07/19/18

NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THIS SEAL IS VALID ONLY FOR THE PROJECT AND JURISDICTION SPECIFICALLY IDENTIFIED HEREON. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR ANY OTHER PROJECTS.

SITE INFORMATION

T-MOBILE #: SL01507C

ATC #: 310318

676 N 7100 E ST
 HUNTSVILLE, UT
 84317

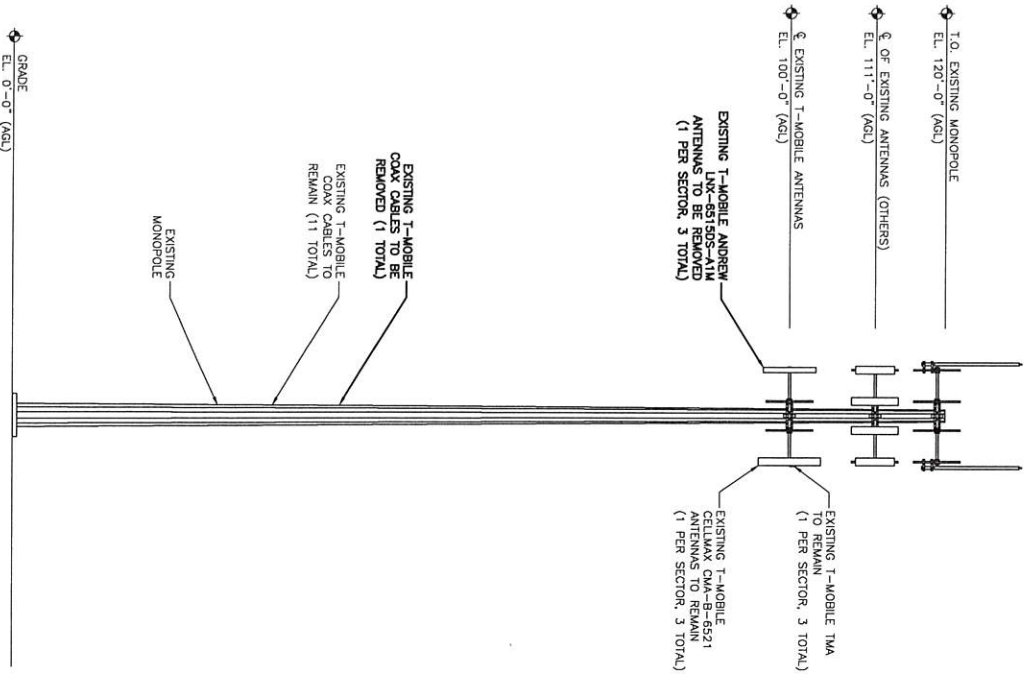
SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-1

- EXISTING T-MOBILE APPEARANCE LIST:
- (3) T-ARMS
 - (3) DUAL PORT ANTENNAS (CELLMAX CMA-B-6521)
 - (3) TMA
 - (12) COAX CABLES

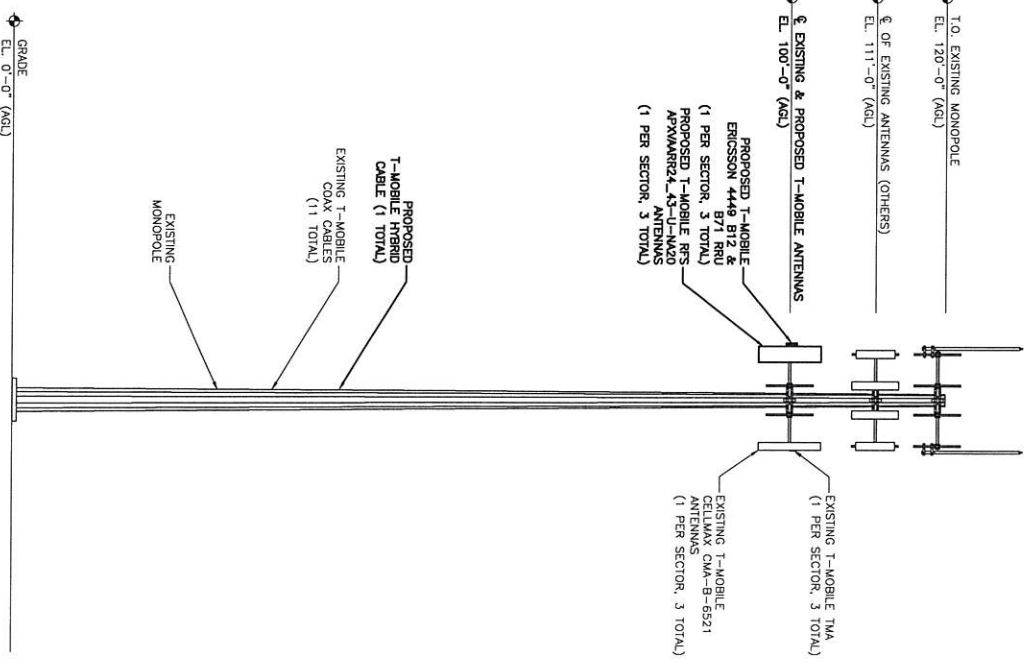


TOWER ELEVATION (EXISTING)

SCALE: 1/8" = 1'-0" (1x17)

2

TOWER ELEVATION (PROPOSED)



SCALE: 1/8" = 1'-0" (1x17)

1

- FINAL T-MOBILE APPEARANCE LIST:
- (3) T-ARMS
 - (3) DUAL PORT ANTENNAS (CELLMAX CMA-B-6521)
 - (3) OCTA PORT ANTENNAS (RFS APXWAR24-43-U-M20)
 - (3) TMA
 - (3) RRU (ERISSON 4449 B12 & B71)
 - (11) COAX CABLES
 - (1) HYBRID CABLE

POWDER RIVER DEVELOPMENT SERVICES, LLC HAS NOT PERFORMED STRUCTURE ANALYSES FOR THE NEW EQUIPMENT MOUNTS, NOR THE SUPPORTING STRUCTURE, AND ASSUMES NO RESPONSIBILITY FOR ITS ABILITY TO SUPPORT THE PROPOSED MODIFICATIONS. PRIOR TO ANY STRUCTURE MODIFICATIONS, ALLS AT OTHERS) SHALL BE PERFORMED AT TOWERS, ROOFTOPS, FLAGPOLES, LIGHT POLES AND ASSOCIATED EQUIPMENT MOUNTS.



POWDER RIVER
Development Services, LLC

BUSINESS LICENSE #:

REV	DATE	DESCRIPTION	INT
0	07/19/19	100% CONSTRUCTION	45
B	08/29/19	ISSUED FOR REVIEW 90%	JEN
A	09/21/19	ISSUED FOR REVIEW 90%	JEN



T-MOBILE #.: SL01507C
ATC #: 310318
676 N 7100 E ST
HUNTSVILLE, UT
84317

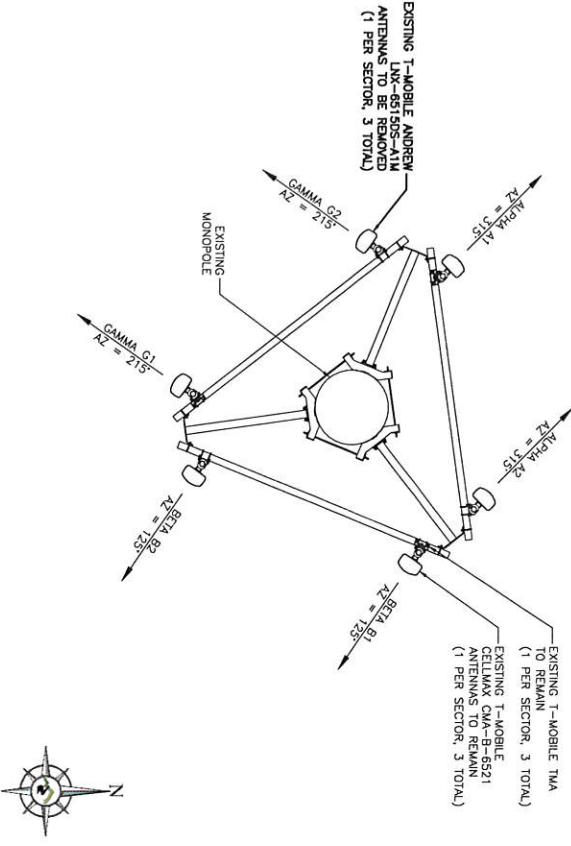
ELEVATIONS
SHEET NUMBER:
C-2

POWDER RIVER DEVELOPMENT SERVICES, LLC HAS NOT PERFORMED STRUCTURAL ANALYSES FOR THE NEW EQUIPMENT MOUNTS, NOR THE SUPPORTING STRUCTURE, AND ASSUMES NO RESPONSIBILITY FOR ITS ABILITY TO SUPPORT THE PROPOSED MODIFICATIONS. PRIOR TO CONSTRUCTION, STRUCTURAL ANALYSES BY OTHERS) SHALL BE PERFORMED FOR ALL TOWERS, ROOFTOPS, FLAGPOLES, LIGHT POLES AND ASSOCIATED EQUIPMENT MOUNTS.

ANTENNA SCHEDULE									
SECTOR	ALPHA (RED)		BETA (GREEN)		GAMMA (BLUE)				
ANTENNA POSITION	A1	A2	B1	B2	G1	G2			
ANTENNA TYPE	U19/L21/G19	L600/L700	U19/L21/G19	L600/L700	U19/L21/G19	L600/L700			
AZIMUTH	315°	315°	125°	125°	215°	215°			
ROAD CENTER (AGL)	100'-0"	100'-0"	100'-0"	100'-0"	100'-0"	100'-0"			
MODEL	CELLMAX CMA-B-6521	RFS #PVMWR24_43-U-M20	CELLMAX CMA-B-6521	RFS #PVMWR24_43-U-M20	CELLMAX CMA-B-6521	RFS #PVMWR24_43-U-M20			
CABLE LENGTH	#120'								

ANTENNA SCHEDULE (PROPOSED)

1



ANTENNA PLAN (EXISTING)

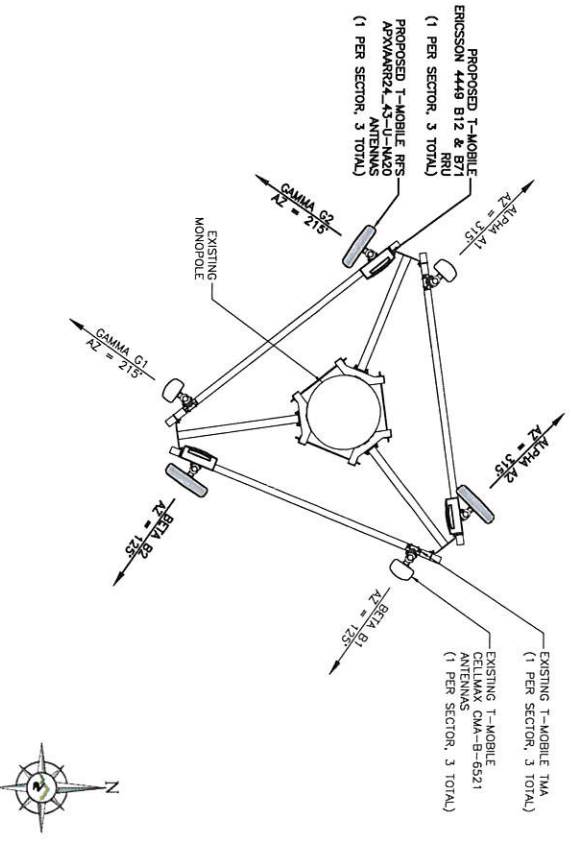
SCALE: N.T.S.

3

ANTENNA PLAN (PROPOSED)

SCALE: N.T.S.

2



ANTENNA PLANS
 SHEET NUMBER:
C-3

T-MOBILE #: SL01507C
 ATC #: 310318
 676 N 7100 E ST
 HUNTSVILLE, UT
 84317

STATE OF UTAH
 Glenn Walker
 LICENSED ARCHITECT
 7018102-0001
 07/19/19

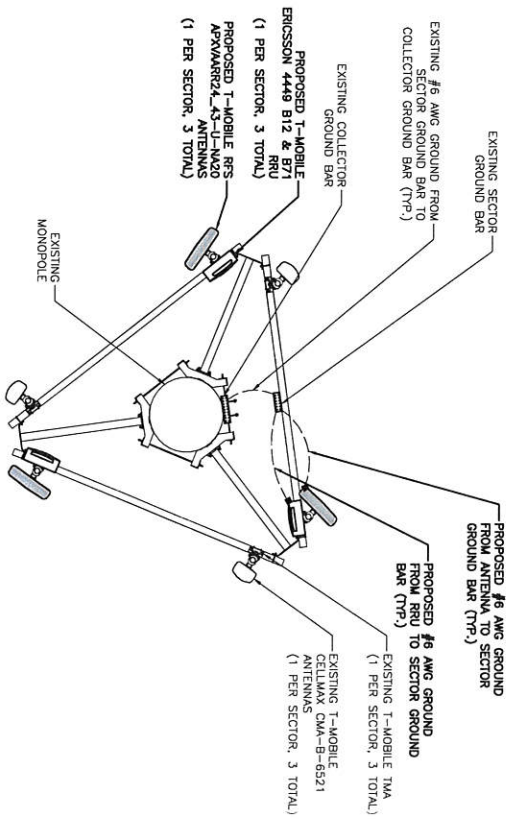
POWDER RIVER
 Development Services, LLC

REV#	DATE	DESCRIPTION	INT
0	07/19/19	TORN CONSTRUCTION	JFN
B	06/25/19	ISSUED FOR REVIEW BOX	JFN
A	05/31/19	ISSUED FOR REVIEW BOX	JFN

BUSINESS LICENSE #:

N/A

NOTE: THE GROUNDING PLAN PROVIDED HEREIN IS A GENERAL NATURE. REFER TO GROUNDING NOTES ON SHEET GN-2 FOR ADDITIONAL INFORMATION AND REQUIREMENTS.



LEGEND:
 --- PROPOSED GROUND WIRE
 ■ MECHANICAL CONNECTION



NOT USED

2

ANTENNA GROUNDING PLAN (TYPICAL)

SCALE: N.T.S.

1



REV	DATE	DESCRIPTION	INT
0	07/19/19	100% CONSTRUCTION	HS
B	06/25/19	ISSUED FOR REVIEW 80%	JPN
A	05/31/19	ISSUED FOR REVIEW 50%	JPN



07/19/19

POWER RIVER DEVELOPMENT SERVICES, LLC
 1000 WEST 1000 SOUTH, SUITE 100, HUNTSVILLE, UT 84317
 WWW.POWDERRIVERDEVELOPMENTSERVICES.COM

SITE INFORMATION:

T-MOBILE #: SL01507C

ATC #: 310318

676 N 7100 E ST
 HUNTSVILLE, UT
 84317

SHEET TITLE:
 GROUNDING
 PLANS

SHEET NUMBER:
 G-1