



# Staff Report to the Western Weber Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a conditional use permit application for a public utility substation (cellular site) for UTA at Little Mountain.

**Agenda Date:** Tuesday, October 08, 2013

**Applicant:** Derrick Sorensen, agent for UTA

**File Number:** CUP 2013-22

### Property Information

**Approximate Address:** Little Mountain 10000 West 900 South

**Project Area:** 1.18 acres

**Zoning:** Manufacturing Zone (M-3)

**Existing Land Use:** Vacant

**Proposed Land Use:** Public Utility Substation

**Parcel ID:** 10-039-0007

**Township, Range, Section:** T6N, R3W, Section 18

### Adjacent Land Use

<b>North:</b> Radio Tower	<b>South:</b> Radio Tower
<b>East:</b> Radio Tower	<b>West:</b> Federal/Air Force Base

### Staff Information

**Report Presenter:** Ben Hatfield  
bhatfield@co.weber.ut.us  
801-399-8766

**Report Reviewer:** SW

## Applicable Ordinances

- Weber County Land Use Code Title 104 Chapter 25 (M-3 Zone)
- Weber County Land Use Code Title 108 Chapter 4 (Conditional Uses)
- Weber County Land Use Code Title 108 Chapter 10 (Public Buildings and Public Utility Substations and Structures)
- Weber County Land Use Code Title 108 Chapter 7 (Supplementary and Qualifying Regulations)
- Weber County Land Use Code Title 108 Chapter 1 (Design Review)

## 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 UTA (Utah Transit Authority) is requesting approval of a conditional use permit for a public utility substation (cellular site). The M-3 Zone allows a "public utility substation" as a conditional use. This site is adjacent to other similar radio and utility towers at Little Mountain. UTA is in need of a dedicated radio and microwave relay system to communicate with their busses and rail systems along the Wasatch Front. A set of site plans and a copy of the application have been included as exhibits.

The 1.18 acre proposed site consists of a 20 foot by 20 foot concrete pad area which will have a 10 foot by 12 foot shelter. Next to this area will be a triangular tower, approximately 10.5 feet wide and 100 feet tall. The equipment shelter will house the mechanical equipment for the site. There are no lights associated with this cellular site. Access to the site will be the same access as the other towers. The applicant is not proposing any landscaping at this site. There is very little vegetation at this site.

## Summary of Planning Commission Considerations

- Does the proposed use meet the requirements of applicable County Ordinances?
- Are there any potentially detrimental effects that need 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 public utility substation meets these requirements.

### Section 108-4-4 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 public utility substation site does not emanate the typical negative impacts of noise, dust, vibration, etc. The 100 foot tower will be visible, but there is very low population of residents near Little Mountain.
2. This application meets the requirements of the Land Use Code and will be similar to other uses in the area.

## Conformance to the General Plan

As a conditional use, this operation is allowed in the M-3 Zone. With the establishment of appropriate conditions as determined by the Planning Commission, this proposal will not negatively impact any of the goals and policies of the General Plan.

## Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Building Inspection Division
- Requirements of the Weber County Planning Division

## Staff Recommendation

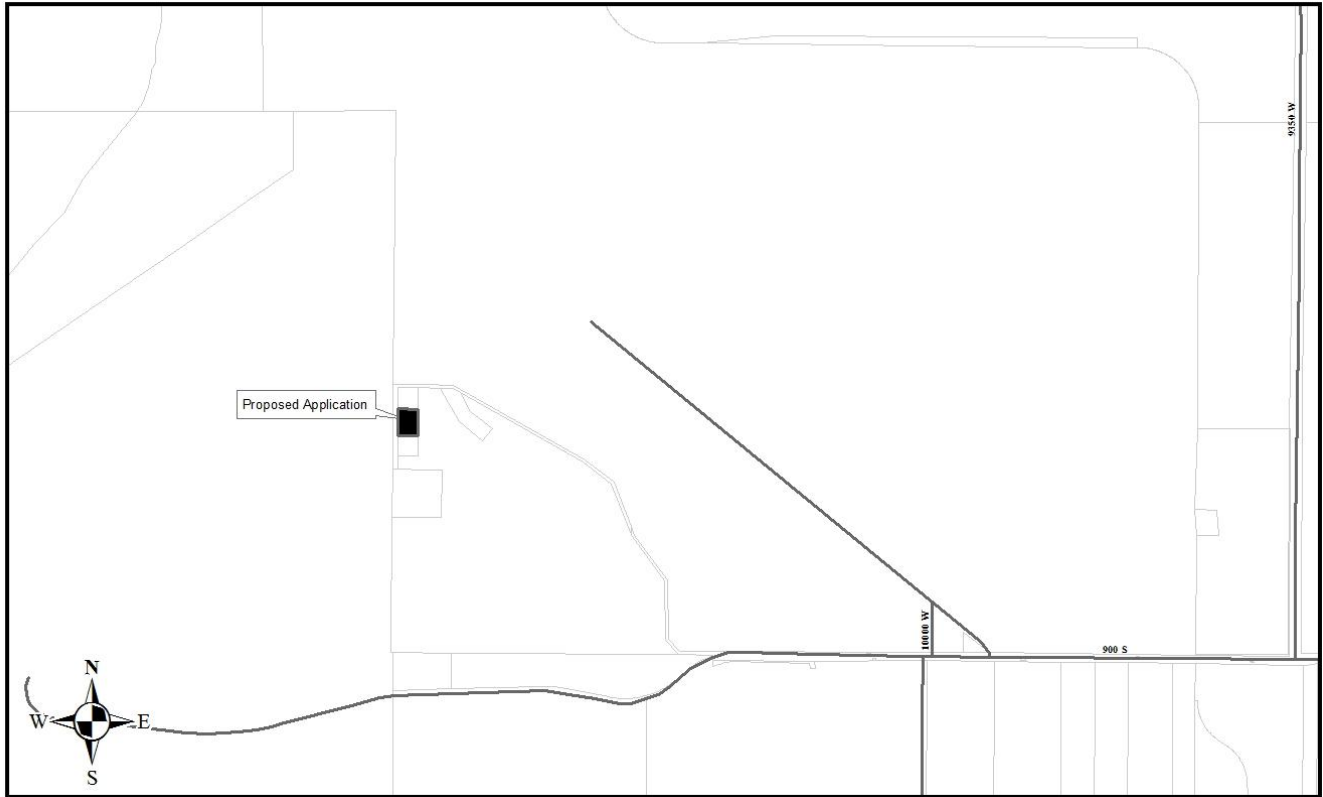
Staff recommends approval of this conditional use application, subject to the conditions of approval and staff suggestions in the staff report.

## Exhibits

- A. Site Plans
- B. Applicant Narrative
- C. Location Map

# Maps

## Map 1



## Map 2

