



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a de-minimus amendment to a conditional use permit for a cell tower site located at 1770 E 6200S.

Type of Decision: Administrative

Applicant: Verizon Wireless

Authorized Agent: Jane Swallows

File Number: CUP# 2021-13

Property Information

Approximate Address: 1770 E 6200 S, Ogden, UT, 84405

Project Area: 1250 square feet

Zoning: RE-15

Existing Land Use: Cell site

Proposed Land Use: Cell site

Parcel ID: 07-083-0077

Township, Range, Section: Township 5 North, Range 1 West, Section 22 SW

Adjacent Land Use

North:	Washington Heights Baptist Church	South:	Davis County Line
East:	Hwy 89	West:	Residential

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@webercountyutah.gov
801-399-8794

Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Definitions
- Title 104, Chapter 3, Residential Estates Zones (RE-15) Zone
- Title 108, Chapter 4 Conditional Uses

Summary and Background

The applicant is requesting approval of a de minimus amendment to the conditional use permit for a cell tower site located at Washington Heights Baptist Church with access from 6200 South Street (approximately 1770 E 6200 S, Ogden, UT, 84405) (see Exhibits A). At present, Verizon has an area of 1250 square feet that contains a tower, an equipment platform with a canopy, a generator, cable bridge, and a utility H-frame. The single proposed change encompasses the addition of two new antennas and an OVP (over voltage protection) unit on the existing tower. This application to amend the conditional use permit is considered to be de minimis as it has been determined that the changes are slight, inconsequential, and not in violation of any substantive provision of the Uniform Land Use Code of Weber County, Utah (LUC). Accordingly, this application may be approved by the planning director as outlined in section 108-4-3(2)(7).

Conditional use permits should be approved as long as any harmful impacts are mitigated. The LUC already specifies certain standards necessary for mitigation of harmful impact to which the proposal must adhere. The proposed application, with reasonable conditions, is able to meet these standards. The following is staff's evaluation of the request.

Analysis

General Plan: The request is in conformance with the South East Planning Area Master Plan by ensuring a better quality of communication services for residents of South East Weber County while not proposing an entirely new utility substation.

Zoning: The subject property is located within the RE-15 Zone. Public utility substations and radio/television towers are listed as a conditional use in the RE-15 zone. The proposed amendment does not include any additional structures on the ground level, will not expand the existing site plan, and will not modify the height of the existing cell tower.

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 improve communication services to residents in the area.
- *Standards relating to the environment:* The proposed amendment is not anticipated to negatively impact the environment, as the purpose for the amendment is to modify an existing structure. The height will remain the same, however, additional antennae will be installed to improve communication capabilities for local residents.
- *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 an additional structure, but to modify an existing structure, thereby leveraging the existing site facilities to provide enhanced services to the area. This leveraging of existing infrastructure helps to preserve the characteristics of the surrounding area.

Review Agencies: Weber Fire District and Engineering have approved of the proposed conditional use permit amendment without conditions.

Staff Recommendation

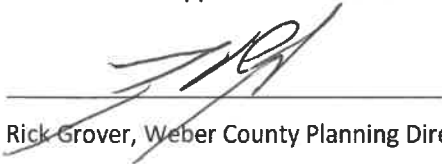
The Planning Division recommends approval of file# CUP 2021-13. This recommendation for approval is subject to all review agency requirements.

This recommendation is based on the following findings:

1. The proposed use conforms to the South East Planning Area Master Plan.
2. The proposed use will not be detrimental to public health, safety, or welfare.
3. The proposed use complies with applicable County ordinances.
4. The proposed use, if conditions are imposed, will not deteriorate the environment or create an unsightly improvement so as to negatively impact surrounding properties and uses.

Administrative approval

Administrative approval of CUP 2021-18 is hereby given based upon the conditions and findings outline in this staff report.



Rick Grover, Weber County Planning Director

Dated the 23 day of SEPTEMBER, 2021

Exhibits

- A. Application
- B. Site Plan & Structural Dimensions

Map 1



Exhibit A - Application

Wireless-Verizon-Conditional Use Permits

+ Add Follower + Change Status + Edit Project

Address: 1770 E 6200 S, South Ogden, UT, 84405
Maps: [Google Maps](#)
Project Type: Conditional Use Permits
Sub Type: Conditional Use Permits
Created By: [Jane Swallows](#)
Created On: 6/18/2021
Project Status: Accepted
Status Date: 8/6/2021
File Number: CUP 2021-18
Project Manager: [Tammy Aydelotte](#)

Application Documents (2) Comments (3) Reviews (1) Followers (5) Status Notifications Payments (1)

Application

Project Description

Modification to an existing telecommunications tower. C-Band installation, the removal of old equipment and installation of new.
**Located on the Washington Heights Baptist Church property.

Property Address

1770 E 6200 S
South Ogden, UT, 84405

Property Owner


Verizon Wireless
866-322-4547
billing@verizonwireless.com

Representative

Jane Swallows
505-250-0993
jswallows@5ip.com

+ Add Building + Add Parcel + Add a Contractor + Edit Application + Print

Exhibit B -Site Plan and Structural Dimensions

EXISTING EQUIPMENT/SEGMENT	ACCESS SEGMENT	UTILITY EXISTENCE	UTILITY AREA	PUMP	VEHICLE	IMPERVIOUS	WATER	WETLAND	WATERWAY	WATERWAY	WATERWAY																																																																																																																																																																																																										
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<ol style="list-style-type: none">1. PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FURNISH HIMSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS PERTAINING TO THE PROJECT.2. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS OF THE JOB SITE AND CONFIRM THAT WORK AS SHOWN ON THESE CONSTRUCTION DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN PRIOR TO COMMENCEMENT OF ANY WORK.3. ALL FIELD MODIFICATIONS BEFORE, DURING, OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY A VERIZON REPRESENTATIVE.4. INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, U.S.O.5. NOTIFY VERIZON, IN WRITING, OF ANY MAJOR DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM A VERIZON REPRESENTATIVE AND ADJUSTING THE BID ACCORDINGLY.6. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE WORK UNDER THE CONTRACT.7. CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS AND FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING THE CONSTRUCTION TO THE SATISFACTION OF A VERIZON REPRESENTATIVE.8. THE CONTRACTOR IS RESPONSIBLE FOR RE-LEVELING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS BUILT CONDITION OF THE SITE. FOLLOWING THE FINAL INSPECTION BY VERIZON, THE CONTRACTOR SHALL PROVIDE VERIZON WITH ONE COPY OF ALL FIELD-USED DRAWINGS.9. VERIFY ALL FINAL EQUIPMENT WITH A VERIZON REPRESENTATIVE. ALL EQUIPMENT LAYOUT, SPACES, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY VERIZON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.																																																																																																																																																																																																																					
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<p>CALCULATE: 41.14901388 N LONGITUDE: -111.9338 W FROM THE VERIZON OFFICE LOCATED AT 9656 S PROSPECTORY ROAD IN WEST JORDAN, HEAD NORTH ON PROSPECTORY ROAD (0.8 MI) TURN RIGHT ONTO UT-48 AND CONTINUE ON W 6200 S (7.3 MI) TURN LEFT AND MAKE RIGHT 11-15 N (0.4 MI) HEAD NORTH ON 11-15 (0.8 MI) TAKE EXIT 324 FOR US-89 (0.3 MI) HEAD NORTH ON US-89 (12.7 MI) SITE IS ON LEFT. GO TO SPLITTING ON AND TURN LEFT, TAKE FIRST LEFT THROUGH BUSINESS AREA, LEFT ON 6200 TO CHURCH ENTRANCE, THROUGH PARKING AREA TO SITE.</p>																																																																																																																																																																																																																					
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verizon
9456 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84081

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15 INFRASTRUCTURE

PROJECT NAME: **SAL UINTAH RIDGE**
C-BAND INSTALLATION PROJECT

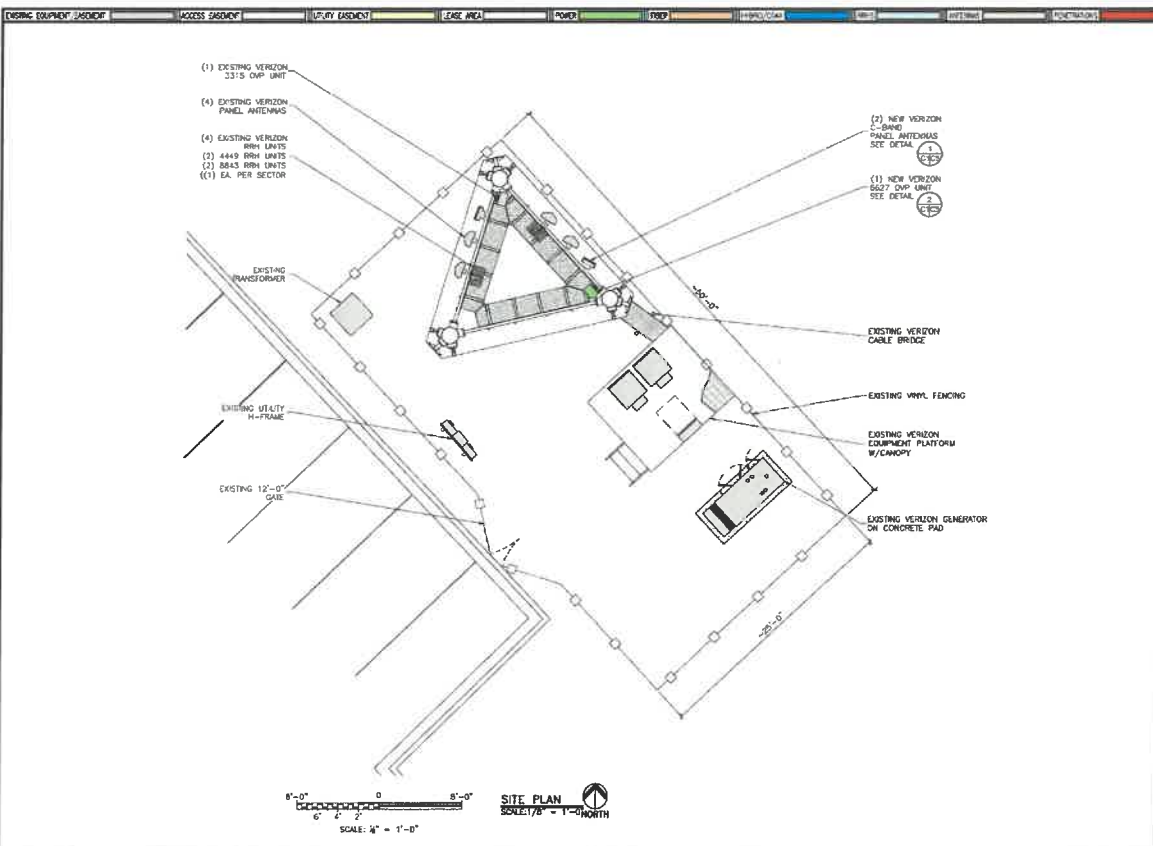
PROJECT ADDRESS: **1770 E 8200 S**
SOUTH OGDEN, UTAH 84405
WEBER COUNTY

SHEET TITLE: **SPECIFICATION & PHOTO SHEET**

SHEET DATE: **6/8/2021 2:02 PM**

SHEET NUMBER: **SP1**

PROFESSIONAL ENGINEER
NO. 872628-2202
ERIC V. RAVILINS
6/8/21
STATE OF UTAH



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PROJECT NAME: **SAL UINTAH RIDGE**
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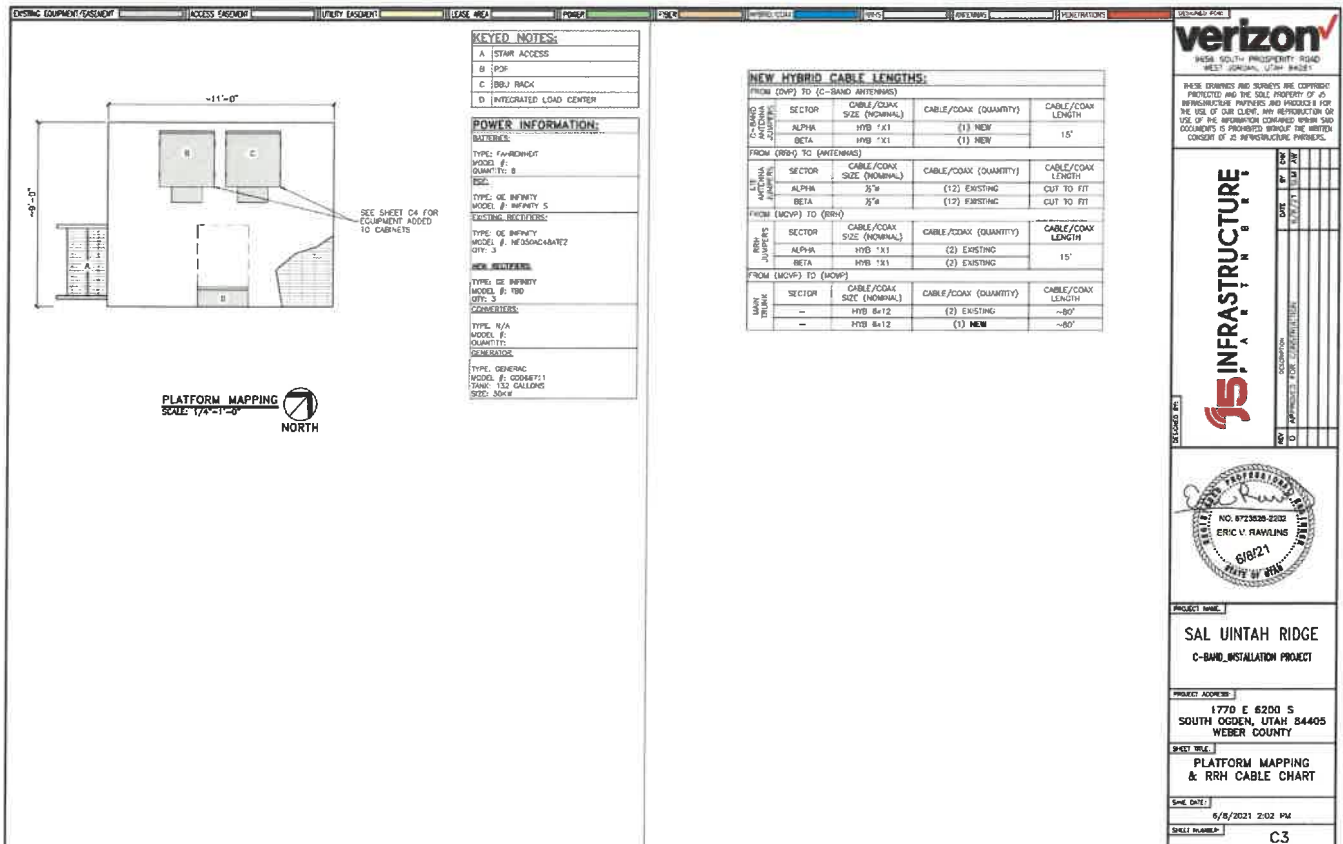
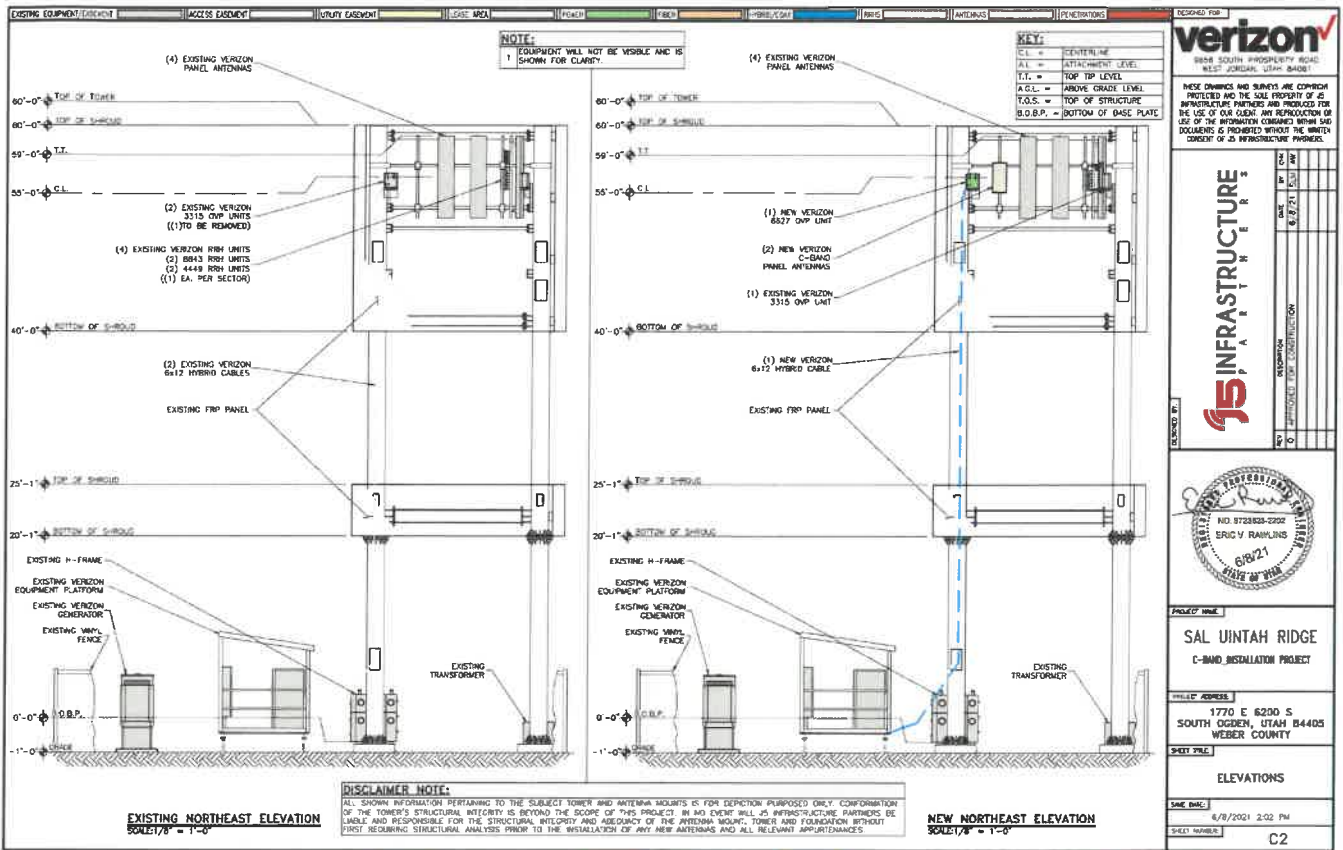
PROJECT ADDRESS: **1770 E 8200 S**
SOUTH OGDEN, UTAH 84405
WEBER COUNTY

SHEET TITLE: **SITE PLAN**

SHEET DATE: **6/8/2021 2:02 PM**

SHEET NUMBER: **C1**

PROFESSIONAL ENGINEER
NO. 872628-2202
ERIC V. RAVILINS
6/8/21
STATE OF UTAH



BBU CABINET DETAIL
SCALE: N.T.S.

PDF CABINET DETAIL
SCALE: N.T.S.

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RURAL SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84081

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J5 INFRASTRUCTURE
PARTNERS

PROJECT: SAL UINTAH RIDGE C-BAND INSTALLATION PROJECT
PROJECT ADDRESS: 1770 E 6200 S, SOUTH OGDEN, UTAH 84405, WEBER COUNTY
SHEET TITLE: SECTIONS & DETAILS
SHEET NUMBER: C4

NOTE:
CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL MISSING HARDWARE.

ANTENNA ATTACHMENT DETAIL
SCALE: N.T.S.

ITEM	PART NO.	QTY.	DESCRIPTION
1	60153-1	2	BRACKET, CLAMP
2	60153B-1	1	ADAPTER, POLE
3	802355-4	1	ADAPTER, POLE LOWER
4	R00190003	4	3/8" x 7" THREADED ROD
5	W03150003	12	3/8" SPLT WASHER
6	NUT150001	12	3/8" HEX HEAD NUT
7	BLT140002	6	3/8" x 1" HEX HEAD BOLT
8	601730-1	1	BRACKET, DOWNHILL POLE
9	601735-1	1	BRACKET, DOWNHILL, ANTENNA
10	W03H150008	2	3/8" SPLT WASHER
11	BLT140004	2	3/8" HEX HEAD BOLT

OVERALL WEIGHT: 10.75 LBS

MAIN OVP UNIT CONNECTION DETAIL
SCALE: N.T.S.

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RURAL SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84081

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J5 INFRASTRUCTURE
PARTNERS

PROJECT: SAL UINTAH RIDGE C-BAND INSTALLATION PROJECT
PROJECT ADDRESS: 1770 E 6200 S, SOUTH OGDEN, UTAH 84405, WEBER COUNTY
SHEET TITLE: SECTIONS & DETAILS
SHEET NUMBER: C5

EXISTING EQUIPMENT	ACCESS	UTILITY	LEASE AREA	POWER	REAR	INTERFERENCE	RFDS	ANTENNAS	PERMITTING	OTHER	
Antenna Summary											
Added											
700	800	1900	AWS	AWS3	L-Sub6	Make	Model	Centerline	Tip Height	Azimuth	RET
					SG	E-Release	AURIS-48	56	54.3	3000000	130c
											Inst. Type
											Quantity
											PHYSICAL 2
Revised											
700	800	1900	AWS	AWS3	L-Sub6	Make	Model	Centerline	Tip Height	Azimuth	RET
											Inst. Type
											Quantity
											PHYSICAL 2
Relabeled											
700	800	1900	AWS	AWS3	L-Sub6	Make	Model	Centerline	Tip Height	Azimuth	RET
LTE	SG	LTE	LTE	LTE		JMA	X700AMP-FRO-846-VB4	56	59	2900000	false
											Inst. Type
											Quantity
											PHYSICAL 2
LTE	SG	LTE	LTE	LTE		JMA	X700AMP-FRO-860-VB0	56	59	3000000	false
											Inst. Type
											Quantity
											PHYSICAL 2

Legend: ■ Added ■ Revised ■ Relabeled

Project Name: SAL UTAH RIDGE C-BAND INSTALLATION PROJECT

Project Address: 1770 E 6200 S, SOUTH OGDEN, UTAH 84405, WEBER COUNTY

Sheet Title: RFDS ANTENNA SUMMARY

Sheet Date: 6/8/2021 2:02 PM

Sheet Number: RF2

THERE IS NO PLUMBING DIAGRAM IN
THE CURRENT VERSION OF THE RFDS.
3/15/21

EXISTING EQUIPMENT	ACCESS	UTILITY	LEASE AREA	POWER	REAR	INTERFERENCE	RFDS	ANTENNAS	PERMITTING	OTHER	
Antenna Summary											
Added											
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Relabeled											
700	800	1900	AWS	AWS3	L-Sub6	Make	Model	Centerline	Tip Height	Azimuth	RET
LTE	SG	LTE	LTE	LTE		JMA	X700AMP-FRO-846-VB4	56	59	2900000	false
											Inst. Type
											Quantity
											PHYSICAL 2
LTE	SG	LTE	LTE	LTE		JMA	X700AMP-FRO-860-VB0	56	59	3000000	false
											Inst. Type
											Quantity
											PHYSICAL 2

Legend: ■ Added ■ Revised ■ Relabeled

Project Name: SAL UTAH RIDGE C-BAND INSTALLATION PROJECT

Project Address: 1770 E 6200 S, SOUTH OGDEN, UTAH 84405, WEBER COUNTY

Sheet Title: RFDS PLUMBING DIAGRAM

Sheet Date: 6/8/2021 2:02 PM

Sheet Number: RF3