



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 a cell tower site located off SR 158/Powder Mountain Road.

Type of Decision: Administrative

Applicant: Weber County

File Number: CUP# 2022-02

Property Information

Approximate Address: 3925 E Snow Basin Road, Huntsville UT 84317

Project Area: 0.50 acres

Zoning: DRR-1

Existing Land Use: Cell site

Proposed Land Use: Cell site

Parcel ID: 200430005

Township, Range, Section: Township 6 North, Range 1 East, Section 33

Adjacent Land Use

North: Vacant DRR-1	South: Vacant DRR-1
East: Vacant DRR-1	West: Vacant DRR-1

Staff Information

Report Presenter: **Marta Borchert**
mborchert@webercountyutah.gov
 801-399-8761

Report Reviewer:

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Definitions
- Title 104, Chapter 29, Ogden Valley Destination and Recreation Zone DRR-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 next the Old Day Lodge (approximately 3925 East Snow Basin Road, Huntsville, UT 84317). The proposed project includes modifying equipment on an existing commercial cell tower. The scope of work includes: Tower scope of work: • Install (3) AIR6449 panel antennas with internal RRUs and (1) 12x24 hybrid cable + OVP Ground scope of work: • Install (1) 6630 BBU and (1) 6648 BBU inside existing equipment cabinet. The addition of this equipment is considered a de minimis revision.

Under LUC 108-4-3 (2)b7, "The planning commission is the land use authority for conditional use permits. De minimis revisions to a previously approved conditional use permit may be approved by the planning director provided it can be determined that the changes are slight, inconsequential, and not in violation of any substantive provision of this Code. The planning director's written approval of a de minimis revision shall be appended to the written decision of the planning commission. Revisions that are de minimis shall not require public notice."

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 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 Ogden Valley General Plan by ensuring a better quality of communication services for residents of the Ogden Valley while not proposing an entirely new utility substation.

Zoning: The subject property is located within the DRR1 Zone. Public utility substations and radio/television towers are listed as a conditional use in the DRR1 zone. The proposed amendment does not include any additional structures on the ground level, 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 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 replace existing equipment. The additional equipment is not anticipated to cause interference problems for the Ogden Valley Recreation/Transmission Special Service District or Verizon Wireless, both are lessees of the tower as well.
- *Standards relating to the current qualities and characteristics of the surrounding area and compliance with the intent of the general plan:* The additional equipment is shown on exhibit A and will not impact the qualities and characteristics of the 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 areas. 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 does not currently maintain the required 20 % landscaping. However, the site has been reviewed through multiple conditional use permit reviews. The Ogden Valley Planning Commission did not require additional landscaping beyond the natural foliage that currently covers the site.
- *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.* No conditions of approval have been required following review of the application by 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 subject 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 proposed de minimis change is subject to the Fire District and Engineering Division reviews. The reviews have not been posted as of the date of this report.

Staff Recommendation

The Planning Division recommends approval of file# CUP 2022-02. The approval is subject to all review agency requirements.

This recommendation is based on the following findings:

1. The proposed use conforms to the Ogden Valley General 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 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 2022-02 is hereby given based upon the conditions and findings outline in this staff report.

Dated the 7th day of MARCH, 2022



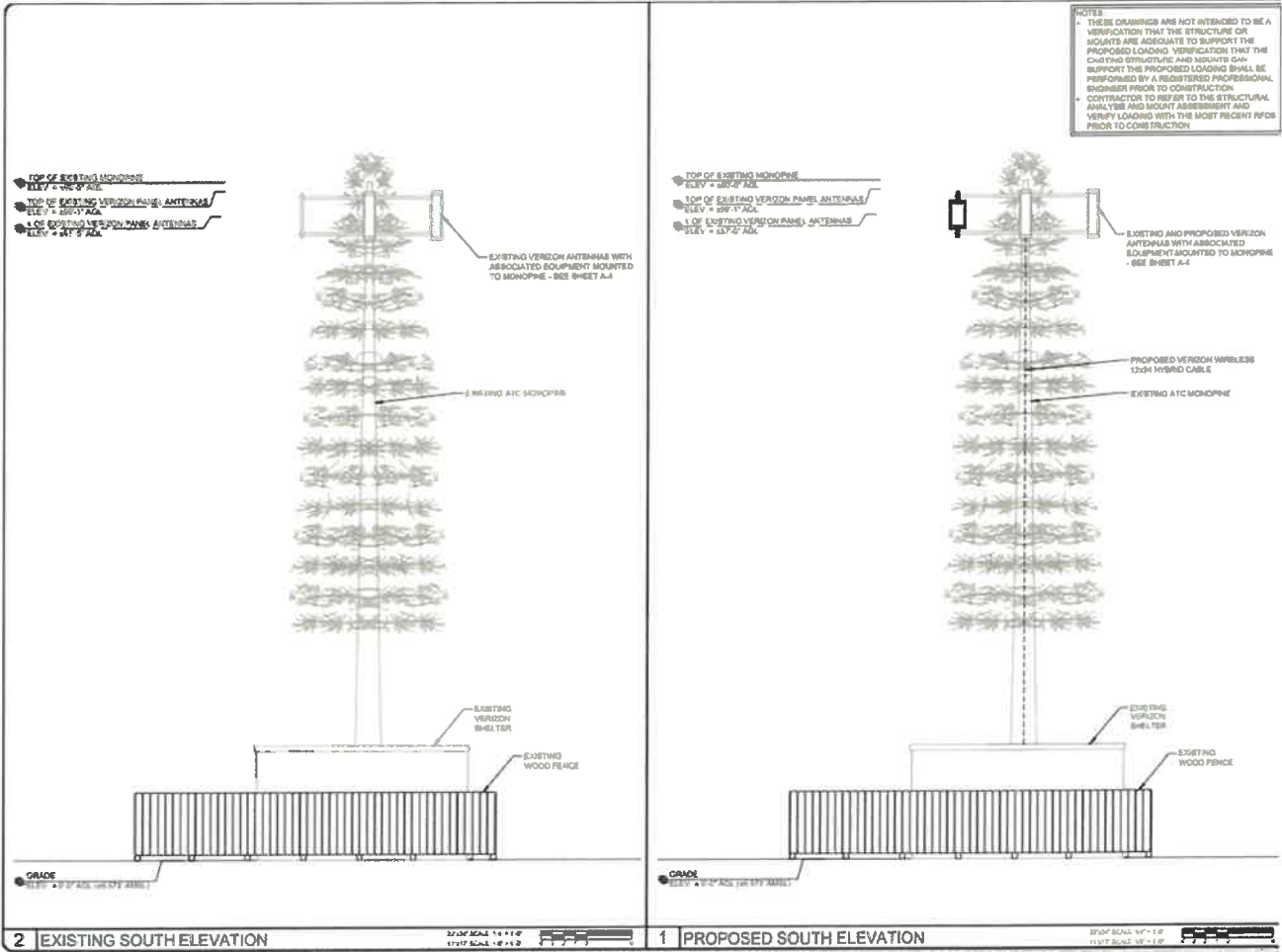
Rick Grover, Weber County Planning Director

Exhibits

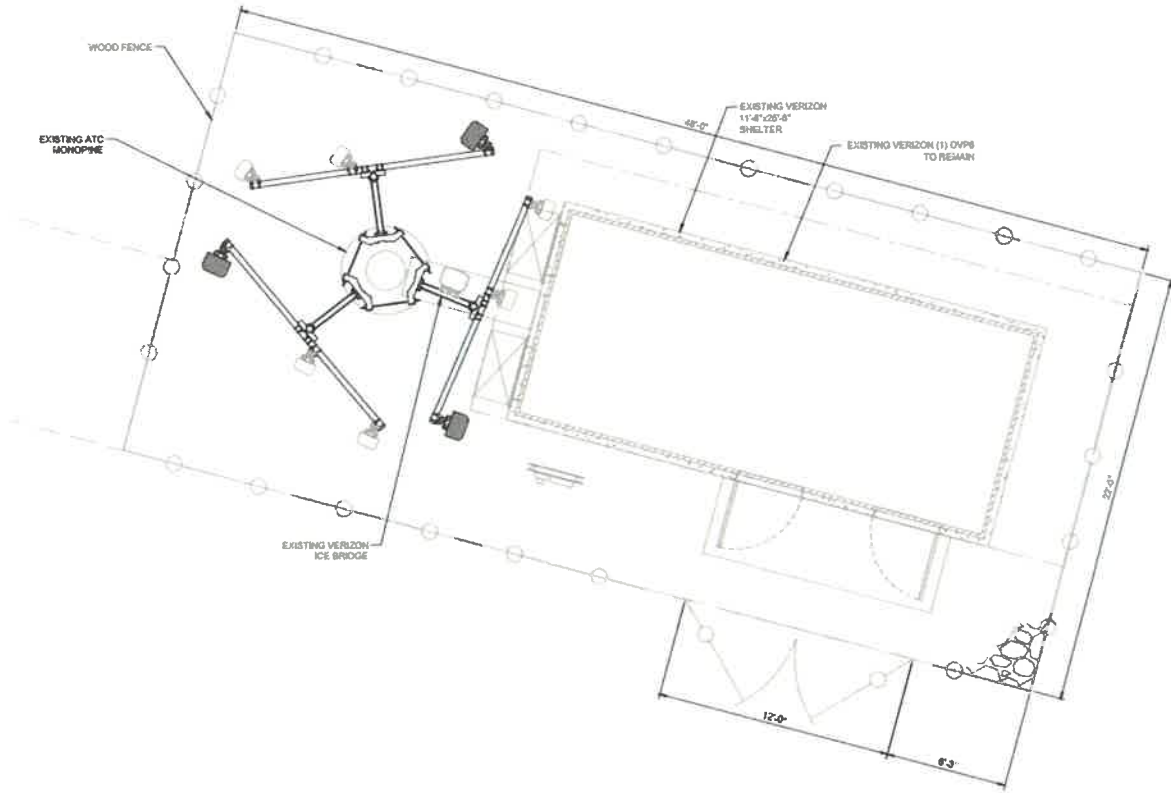
A. Site plan and Elevations

Map 1



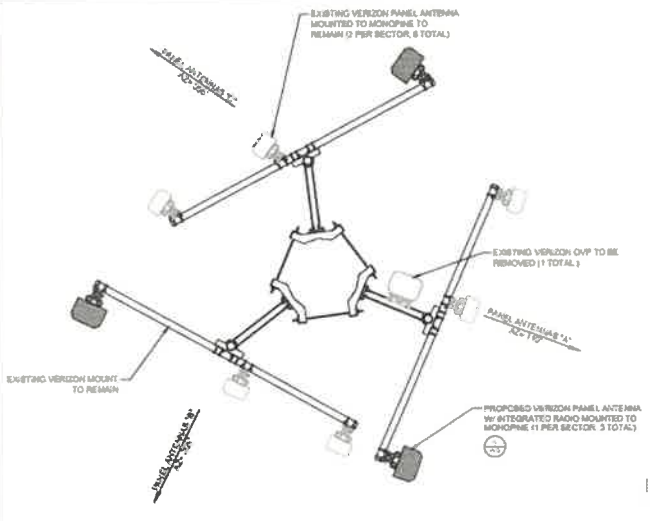
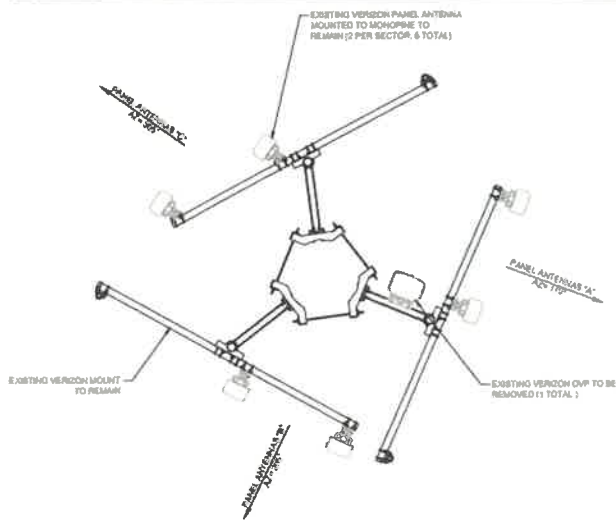






4 | EXISTING RF SCHEDULE

3 | PROPOSED RF SCHEDULE



2 | EXISTING ANTENNA PLAN

1 | PROPOSED ANTENNA PLAN