



# 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 (CUP 1996-17) for a public utility substation (cellular site) to three antenna panels at the 122 foot height. There will be upgrades to the electrical and remote radio heads will be added as well.

**Type of Decision:** Administrative

**Agenda Date:** Tuesday, March 29, 2016

**Applicant:** Trevor Millar, Crown Castle (agent)

**File Number:** CUP 2016-05

### Property Information

**Approximate Address:** 2449 West 4000 South

**Project Area:** 3.38

**Zoning:** Manufacturing (M-1)

**Existing Land Use:** Auto Repair, public utility substation

**Proposed Land Use:** Auto Repair, public utility substation

**Parcel ID:** 08-052-0016

**Township, Range, Section:** T75N, R2W, Section 11

### Adjacent Land Use

<b>North:</b> Residence	<b>South:</b> Residence
<b>East:</b> Railroad line	<b>West:</b> Residence

### Staff Information

**Report Presenter:** Jim Gentry  
jgentry@co.weber.ut.us  
801-399-8767

**Report Reviewer:** BH

## Applicable Codes

- Weber County Land Use Code Title 104 Zones Chapter 22 (Manufacturing M-1)
- 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)

## Background

The applicant is requesting administrative approval to a site plan amendment of a conditional use permit (CUP 1996-17) for a public utility substation (cellular site). The M-1 Zone allows a “public utility substation” as a conditional use. This existing cellular site is on an industrial lot in the unincorporated Weber County. The cellular site consists of a 130 foot cell tower and one separate equipment shelter and two boxed panel cabinets. The existing cell tower was constructed so co-location could take place. The amendment is to place three new antenna panels on the existing cell tower at the 122 foot location with remote radio heads located behind the antennas. There will be upgrades to the electrical on the cell tower. There will be no new ground equipment and the height of the cell tower will not change. A set of site plans has been included as an exhibit.

## Summary of Considerations

- Does the proposed use meet the requirements of applicable County Codes?
- Are there any potentially detrimental effects that need to be mitigated by imposing conditions of approval, and if so, what are the appropriate conditions?

A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to substantially mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards of this chapter, or relevant standards or requirements of any other chapter of this Land Use Code. When considering any of the standards, the

land use authority shall consider the reasonably anticipated detrimental effects of the proposed use in the context of current conditions and, to the extent supported by law, the policy recommendations of the applicable general plan.

After reviewing this conditional use request staff has determined that as a current cell tower site most of its detrimental effects already exist and have been met in the following ways:

1. The addition of additional antennas will not produce additional detrimental effects.
2. The proposed upgrade of equipment does comply with the applicable requirements within the Land Use Code.
3. The cell tower was designed and built to be co-locatable and there will be no changes to the tower itself or setbacks at the site.

### **Conformance to the General Plan**

As a conditional use, this proposal is allowed in the M-1 Zone. With the establishment of appropriate conditions as determined within this review, 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 Administrative Approval**

Based upon the findings listed above, administrative approval for CUP 2016-04 (amendment to CUP 1996-11), adding three new antenna panels and a electrical equipment on a cellular tower and facilities at 2350 N 1352 West is hereby approved this the 29th day of March, 2016.

  
\_\_\_\_\_  
Rick V. Grover  
Weber County Planning Director

### **Exhibits**

- A. Site Plan
- B. Narrative

PLANS PREPARED FOR

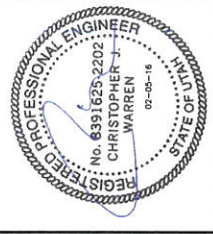


PLANS PREPARED BY  
**INFINIGY8**  
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The solutions are endless  
7341 S. Redwood Canyon Road  
Westminster, CO 80030  
Phone # (303) 214-1178  
Fax # (303) 242-8838  
CD NUMBER: 08-030



PROJECT MANAGER  
**GENERAL DYNAMICS**

ENGINEERING LICENSE



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REVISIONS	DESCRIPTION	DATE	BY	REV

AT&T SITE NAME  
**HOOPER**

AT&T SITE NUMBER  
**UTL03078**

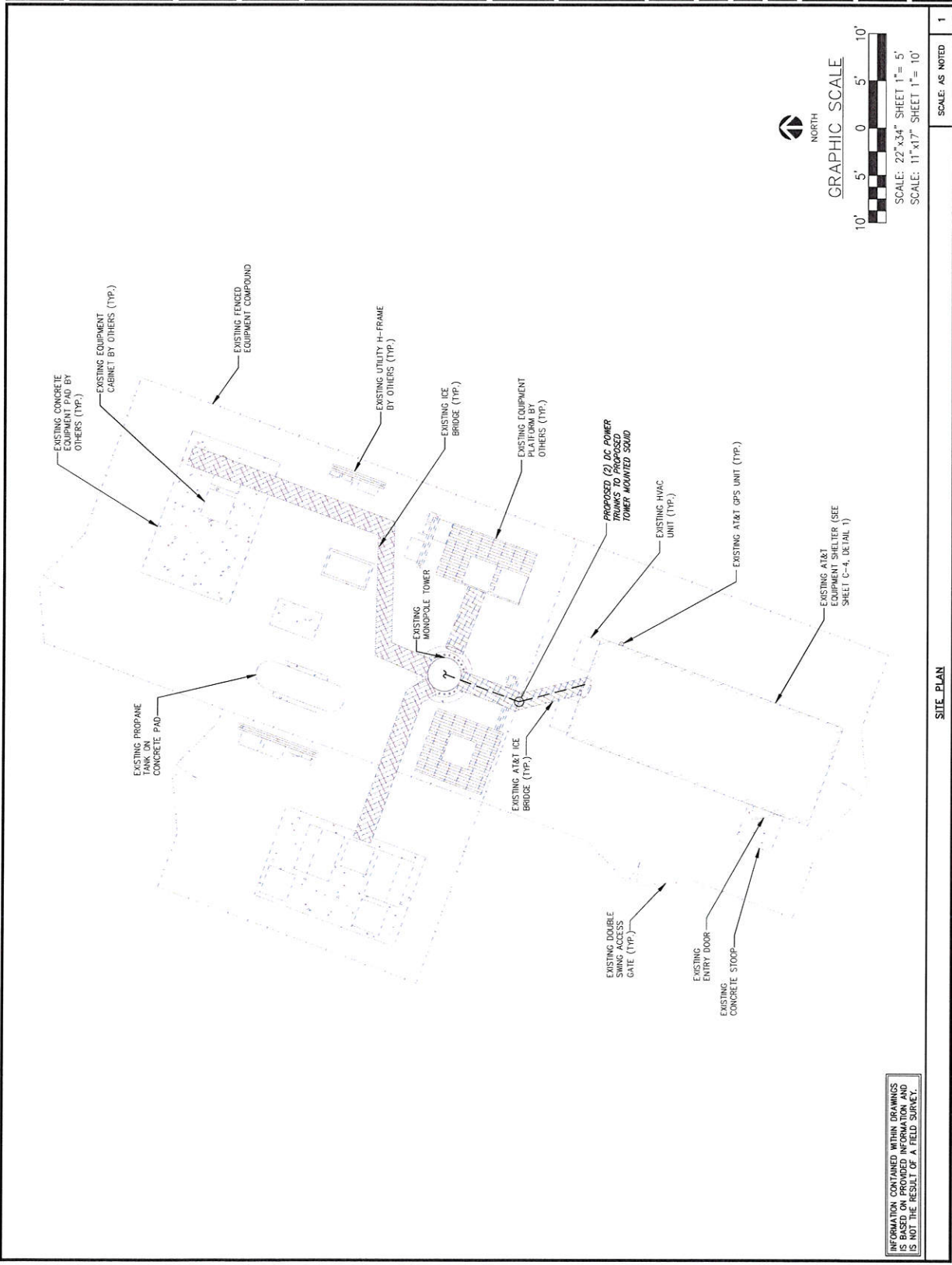
AT&T FA NUMBER  
**10088500**

CROWN BU NUMBER  
**880534**

SITE ADDRESS  
**2449 WEST 4000 SOUTH  
ROY, UT 84067**

SHEET DESCRIPTION  
**SITE PLAN**

SHEET NUMBER  
**C-3**



PLANS PREPARED FOR:



PLANS PREPARED BY:

**INFINIGY8**  
FROM ZERO TO INFINITY  
7201 Federal Blvd, Suite 301  
Westminster, CO 80050  
Tel: (303) 425-3535  
Fax: (303) 425-3538  
JOB NUMBER: 06-000

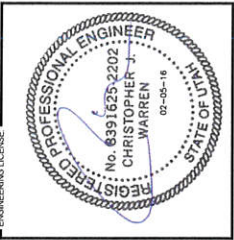
TOWER OWNER:



PROJECT MANAGER:

**GENERAL DYNAMICS**

ENGINEERING LICENSE:



DRAWING NOTICE:  
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REVISIONS	DESCRIPTION	DATE	BY	REV

ISSUED FOR CONSTRUCTION: 02/24/16 RMB 0

AT&T SITE NAME:

HOOPER

AT&T SITE NUMBER:

UTL03078

AT&T FA NUMBER:

10088500

CROWN BU NUMBER:

880534

SITE ADDRESS:

2449 WEST 4000 SOUTH  
ROY, UT 84067

SHEET DESCRIPTION:

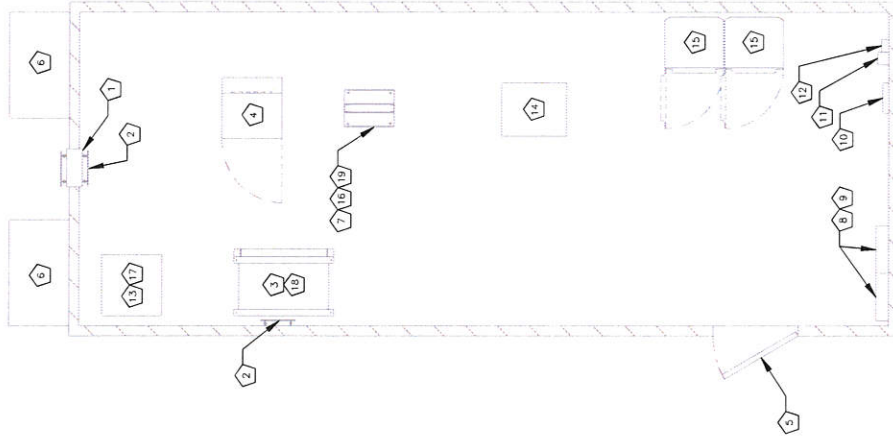
SHELTER EQUIPMENT  
LAYOUT

SHEET NUMBER:

C-4

**CODED DRAWING NOTES:**

- 1 EXISTING COAX ENTRY PORT
- 2 EXISTING GROUND BAR
- 3 EXISTING BATTERIES/CELL
- 4 EXISTING UNITS CABINET
- 5 EXISTING ENTRY DOOR
- 6 EXISTING HVAC UNIT
- 7 EXISTING LTE RACK
- 8 EXISTING AC PANEL
- 9 EXISTING TRANSFER SWITCH
- 10 EXISTING ALARM DELINEATION
- 11 EXISTING INU(S)
- 12 EXISTING 66/TELECO PUNCHDOWN BLOCK
- 13 EXISTING RECTIFIER
- 14 EXISTING P/F RACK
- 15 EXISTING NOKIA GSM EQUIPMENT
- 16 NEW LTE 3C EQUIPMENT IN EXISTING LTE RACK
- 17 INSTALL (5) RECEIVERS CEQ.B1300
- 18 INSTALL (1) 1468 AH-100A31 BATTERY STRING
- 19 INSTALL (1) NEW CONVERTER MODULE & (1) NEW DCB



GRAPHIC SCALE



SCALE: 22"x34" SHEET 1"= 2'  
SCALE: 11"x17" SHEET 1"= 4'

INFORMATION CONTAINED WITHIN DRAWINGS IS BASED ON PROVIDED INFORMATION. CONTRACTOR TO VERIFY ALL INFORMATION PRIOR TO CONSTRUCTION.

SHELTER EQUIPMENT LAYOUT

SCALE: AS NOTED

1

PLANS PREPARED FOR:



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Phone # (303) 214-1178  
Fax # (303) 242-8838  
JOB NUMBER: 02-00

**CROWN CASTLE**  
PROJECT MANAGER  
**GENERAL DYNAMICS**  
ENGINEERING LICENSE



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REVISIONS	DESCRIPTION	DATE	BY	REV

PROJECT SITE NAME  
**HOOPER**

PROJECT SITE NUMBER  
**UTL03078**

PROJECT SITE NUMBER  
**10088500**

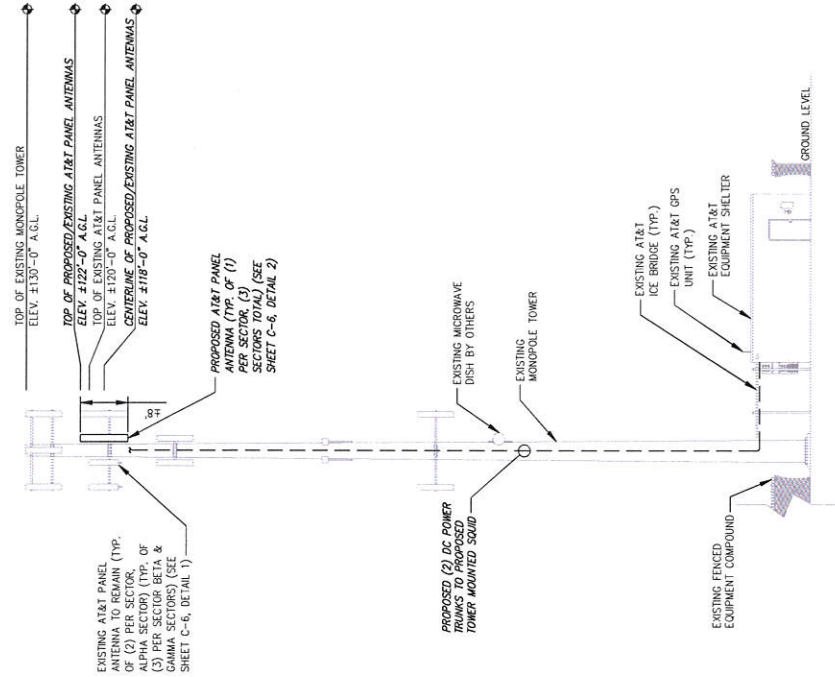
CROWN NUMBER  
**880534**

SITE ADDRESS  
**2449 WEST 4000 SOUTH  
ROY, UT 84067**

SHEET DESCRIPTION  
**ELEVATIONS**

SHEET NUMBER  
**C-5**

**NOTE:**  
GENERAL ENGINEERING HAS NOT EVALUATED THE EXISTING TOWER OR ADJACENT TO THIS SITE AND ASSUMES NO RESPONSIBILITY FOR ITS STRUCTURAL INTEGRITY. REFER TO STRUCTURAL ANALYSIS PRIOR TO ANY CONSTRUCTION.

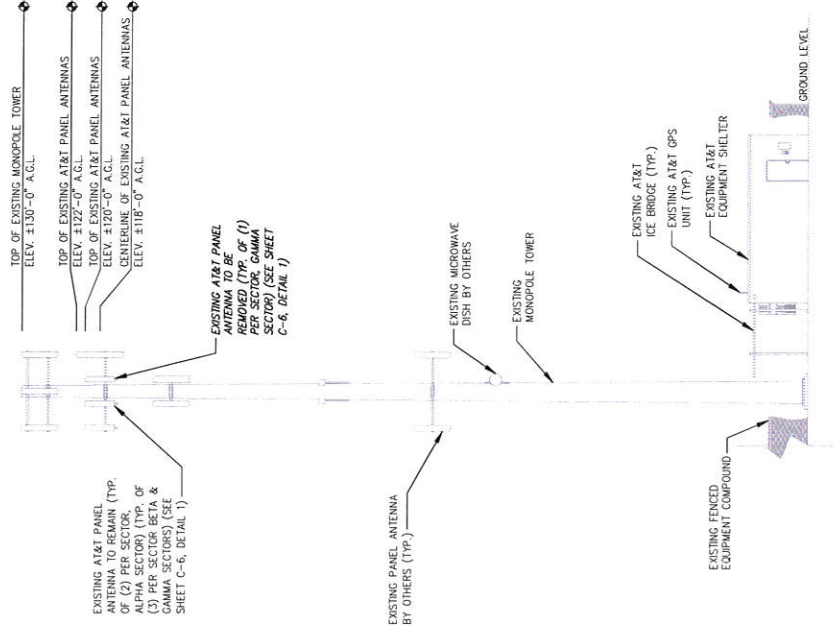


GRAPHIC SCALE  
20' 10' 0' 10' 20'

SCALE: 22"x34" SHEET 1"= 10'  
SCALE: 11"x17" SHEET 1"= 20'

INFORMATION CONTAINED WITHIN DRAWINGS IS BASED ON PROVIDED INFORMATION. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.

PROPOSED ELEVATION SCALE: AS NOTED 2



GRAPHIC SCALE  
20' 10' 0' 10' 20'

SCALE: 22"x34" SHEET 1"= 10'  
SCALE: 11"x17" SHEET 1"= 20'

INFORMATION CONTAINED WITHIN DRAWINGS IS BASED ON PROVIDED INFORMATION. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.

EXISTING ELEVATION SCALE: AS NOTED 1

REVISIONS	DESCRIPTION	DATE	BY	REV

AT&T SITE NAME  
**HOOPER**

AT&T SITE NUMBER  
**UTTL03078**

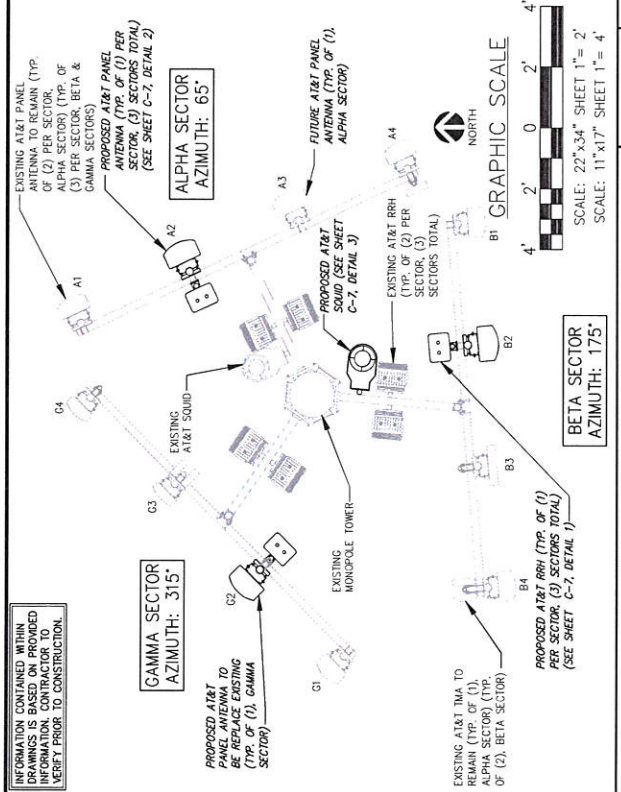
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**10088500**

CROWN BU NUMBER  
**880534**

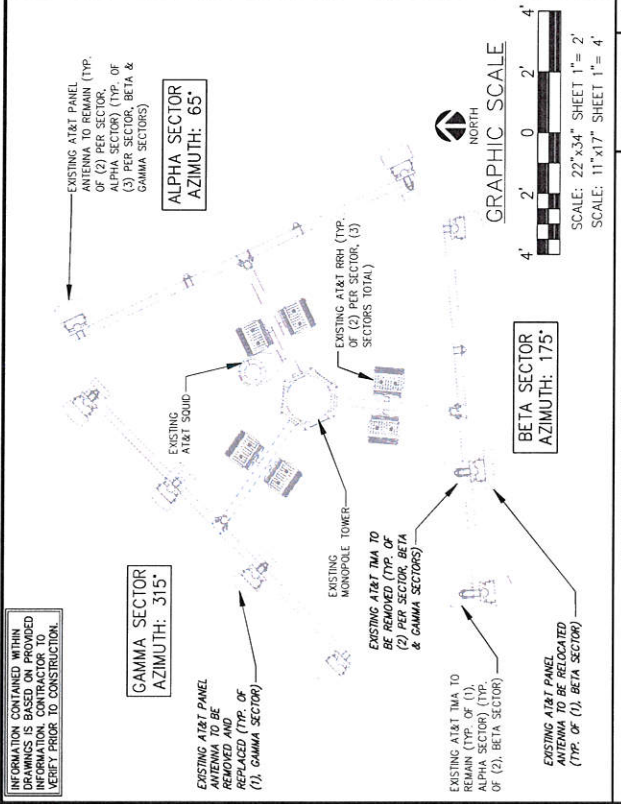
SITE ADDRESS  
**2449 WEST 4000 SOUTH  
ROY, UT 84067**

SHEET DESCRIPTION  
**ANTENNA LAYOUTS &  
LOADING CHART**

SHEET NUMBER  
**C-6**



1  
**EXISTING ANTENNA LAYOUT**  
SCALE: AS NOTED



2  
**PROPOSED ANTENNA LAYOUT**  
SCALE: AS NOTED

PROPOSED ANTENNA SCHEDULE				
SECTOR	POS.	ANTENNA TYPE	TECHNOLOGY	RAD CENTER AZIMUTH
ALPHA	1	EXISTING ANTENNA	LTE 700/PCS	118-0°
	2	NEW ANTENNA	LTE WCS	118-0°
	3	---	---	---
BETA	1	EXISTING ANTENNA	UMTS 850/1900	118-0°
	2	EXISTING ANTENNA	LTE 700/PCS	118-0°
	3	NEW ANTENNA	LTE WCS	118-0°
	4	EXISTING ANTENNA	GSM 850	175°
GAMMA	1	EXISTING ANTENNA	UMTS 850/1900	118-0°
	2	EXISTING ANTENNA	LTE 700/PCS	118-0°
	3	NEW ANTENNA	LTE WCS	118-0°
	4	EXISTING ANTENNA	GSM 850	315°

**NOTES:**  
1. INFORMATION BASED ON PROVIDED RFDS CURRENT AT THE TIME DRAWINGS WERE ISSUED. CONTRACTOR SHALL BASE CONSTRUCTION ON FINAL APPROVED RFDS. IN CASE OF CONFLICT, FINAL APPROVED RFDS SUPERSEDES THIS INFORMATION.  
2. SEE RFDS FOR EXISTING AND PROPOSED ANTENNA MODEL/DIMENSIONS.

3  
**PROPOSED ANTENNA SCHEDULE**  
NO SCALE

4  
**DETAIL NOT USED**  
NO SCALE

# 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 <b>3/26/16</b>	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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### Property Owner Contact Information

Name of Property Owner(s) <b>CROWN CASTLE (TOWER OWNER)</b>		Mailing Address of Property Owner(s) <b>116 E. INVERNESS DR. #280 ENGLEWOOD, CO 80012</b>	
Phone <b>801-618-8140</b>	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address (required) <b>TREVOR.MILLER.CONTRACTOR@CROWNCASTLE.COM</b>			

### Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) <b>TREVOR MILLER</b>		Mailing Address of Authorized Person	
Phone <b>801-618-8140</b>	Fax	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address <b>TREVOR.MILLER.CONTRACTOR@CROWNCASTLE.COM</b>			

### Property Information

Project Name <b>KWIK CITY</b>	Total Acreage	Current Zoning
Approximate Address <b>2449 WEST 4000 SOUTH RD, UT 84067</b>	Land Serial Number(s)	

Proposed Use  
**EXISTING CELL TOWER**

Project Narrative

- AT&T TO ADD (2) PANEL ANTENNAS, (2) DC LINES, (1) SURGE PROTECTOR AND (3) REMOTE RADIO HEAD
- REMOVE (5) TOWER MOUNTED AMPLIFIERS AND (4) 7/8" LINES OF COAX
- NO CHANGES TO TOWER HEIGHT
- NO GROUND EQUIPMENT EXPANSIONS