



## Staff Review Transmittal

Weber County Planning Division

### Application Information

**Application Request:** Digis Internet Wireless Transmission Site CUP  
**Applicant:** Lakeview Water Corp/Valley Enterprise Investment Co, LLC  
**Authorized Agent:** Ray Bouden  
**File Number:** CUP 2014-23

### Property Information

**Approximate Address:** TBD  
**Project Area:** TBD  
**Zoning:** FV-3  
**Parcel ID:** TBD

### Staff Information

**Staff Reviewer:** **Ronda Kippen**  
rkippen@co.weber.ut.us  
801-399-8768

## Summary of Staff Review:

### ATTACHED ITEMS:

X Plans

X Written Comments

The submittal for an Internet Wireless Transmission Site Conditional Use Permit appears to be incomplete for all the reasons listed herein. These comments are to get the project on track for formal review and approval by the Land Use Authority; however, due to the incomplete nature of the proposal, this transmittal may not embody all comments relevant to a full and successful review. Additional comments are likely when a re-submittal is provided. The items herein need to be addressed prior to application being forwarded for approval by the Land Use Authority. Detailed written comments regarding the project's compliance with the applicable Weber County Land Use Code are attached. Please refer to <https://miradi.co.weber.ut.us/> to ensure that all comments and reviews from the applicable departments on your project have been addressed.

### Staff Comments:

The following is a checklist synopsis of items of concern. Each are explained better in relationship to their County Code requirements in the subsequent pages.

1. It appears that the site plan provided has the proposed improvements located directly over the current property lines. The detailed site layout provided is for Eagle Mountain. Please provide a revised site plan including a detailed site plan and layout with the current parcel configurations, surrounding structures and all recorded easements. The detailed site plan needs to show the following setbacks: Front 30', Rear 20', Side 20'.
2. Please provide a landscaping plan as required by the Ogden Valley Architectural, Landscaping and Screening Design Chapter.
3. Please provide a copy of the lease agreement for the property that clearly allows for access along the private right-of-way or easement to the proposed site.
4. Please provide new documentation in a PDF format

## Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 14 (Forest Valley Zone)
- Weber County Land Use Code Title 108 (Standards) Chapter 1 (Design Review)
- Weber County Land Use Code Title 108 (Standards) Chapter 2 (Ogden Valley Architectural, Landscaping, & Screening Design Standards)
- Weber County Land Use Code Title 108 (Standards) Chapter 4 (Conditional Uses)
- Weber County Land Use Code Title 108 (Standards) Chapter 7 (Supplementary and Qualifying Regulations)
- Weber County Land Use Code Title 108 (Standards) Chapter 10 (Public Buildings and Public Utility Substations and Structures)

Once a complete application has been submitted the departments will be able to commence with the review process. These departments may make additional comments on the project once they have been able to complete the re-review process. Please review the attached items and make any requested additions or modifications.

Should you have any questions, please feel free to call me at 801-399-8768.

Thank you,  
Ronda Kippen  
Planner II

**This information relates Staff review comments to relevant County Codes.**

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**Sec. 108-1-2. Application and review.**

(a) All applications for occupancy permits or building permits for all multifamily (over eight) dwellings, recreation resort uses, public and quasi-public uses, business, commercial and manufacturing buildings, structures and uses and their accessory buildings, shall be accompanied by architectural elevations and site development plans to scale, which shall show building locations, major exterior elevations, exterior building materials and color schemes, landscaping, prominent existing trees, ground treatment, fences, off-street parking, vehicle and pedestrian circulation, adjacent buildings, streets and property lines, and existing grades and proposed new grades. All plans shall be reviewed and approved by the planning commission with the exception that small buildings or additions with a total footprint of less than 10,000 square feet, and which impact an area of less than one acre may be reviewed and approved by the planning director after meeting the requirements of all applicable ordinances. All of the above required architectural and site development plans shall be reviewed and approved prior to the issuing of any land use, occupancy or building permit.

- Please provide updated site development plans to scale showing at a minimum building locations, major exterior elevations, exterior building materials and color schemes, landscaping, prominent existing trees, ground treatment, fences, adjacent buildings, streets and property lines, and existing grades and proposed new grades.

(b) All documents submitted in the application shall be accompanied by a PDF file of the respective document. All plans (including but not limited to site plans, architectural elevations/renderings, etc.), and subsequent submittals and revisions, shall be accompanied by a full scale set of PDF files of the respective plans.

- Please provide new documentation in a PDF format

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**Sec. 108-1-4. Considerations in review of applications.**

The planning commission and/or the planning director shall consider the following matters and others when applicable, in their review of applications and where the plan is found deficient, the plan design shall be amended or conditions imposed to mitigate such deficiencies when considering:

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*(3) Considerations relating to landscaping.*

- a. The location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, or to conceal storage areas, utility installations, or other unsightly development.
- b. The planting of ground cover or other surfacing, such as bark or colored/natural gravel, as described in subsection (3)g of this section, to prevent dust and erosion and provide a visual break from the monotony of building materials, concrete and asphalt.
- c. A minimum landscape space of ten percent of the project area shall be provided with consideration of drought resistant and water conserving landscape materials, or as required by the Ogden Valley Architectural and Landscape chapter.
- d. The number and type of mature and planted size of all landscape plantings.
- e. The method of irrigation and approximate location of the water meter, point of connection, sprinkler and/or drip irrigation heads, and any blow-out or winterizing system. Water conserving methods, such as bubblers and drip systems and electronic timer devices are encouraged.
- f. The location, type, and size of any existing trees over four-inch caliper that are to be removed.
- g. Landscape standards. Plant sizes at the time of installations shall be as follows:
  1. Deciduous trees shall have a minimum trunk size of two inches caliper.

2. Evergreen trees shall have a minimum height of six feet as measured from top of root ball.
3. All woody shrubs shall have a minimum height or spread of 18 inches, depending upon the plant's natural growth habit, unless otherwise specified. Plants in five-gallon containers will generally comply with this standard.
4. Vines shall be five-gallon minimum size.
5. Turf grass species, if used, shall be hardy to the local area. Application rates shall be high enough to provide even and uniform coverage within one growing season. Turf areas, where erosion is expected to occur under normal conditions, such as drainage swales, berms and/or slopes greater than 30 percent shall be planted with sod or other deep-rooting, water conserving plants for erosion control and soil conservation.
6. Turf grass, if used, shall be limited to no more than 50 percent of the landscaping requirement.
7. Ground cover may consist of natural or colored gravel, crushed rock, stones, tree bark, or similar types of landscaping materials.
8. Water conserving landscaping methods and materials are recommended and encouraged.

h. Plants used in conformance with the provisions of this section shall be hardy and capable of withstanding the extremes of individual site microclimates. The use of drought tolerant and native plants is preferred within areas appropriate to soils and other site conditions. All irrigated non-turf areas shall be covered with a minimum layer of three inches of mulch to retain water, inhibit weed growth and moderate soil temperature. Non-porous material shall not be placed under mulch.

i. The owner of the premises shall be responsible for the maintenance, repair, and replacement, within 30 days of removal, of all landscaping materials on the site. In cases where the 30-day time limit for replacement extends beyond the normal growing season, replacement shall be made at the beginning of the following growing season.

- Please provide a landscaping plan showing at a minimum the location, height, and materials of walls, fences, hedges, and screen plantings, the planting of ground cover or other surfacing to prevent dust and erosion control. A minimum landscape space of ten percent of the project area shall be provided with consideration of drought resistant and water conserving landscape materials, or as required by the Ogden Valley Architectural and Landscape chapter.

*(4) Considerations relating to buildings and site layout.*

a. Consideration of the general silhouette and mass of buildings including location of the site, elevations, and relation to natural plant coverage, all in relationship to adjoining buildings and the neighborhood concept.

b. Consideration of exterior design and building materials in relation to adjoining structures in height, bulk, and area openings, breaks in facade facing on a street or streets, line and pitch of roofs, and the arrangements or structures on the parcel.

- Please provide on the revised site plan with the current configuration of the parcels and the surrounding structures.

*(5) Considerations relating to utility easements, drainage, and other engineering questions.* Provision within the development shall be made to provide for adequate storm water and surface water drainage, retention facilities, and for utilities to and through the property.

- Please provide on revised drawings all easements on the applicable site.

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**Sec. 108-2-4. Minimum standards; architectural.**

The following architectural design standards shall apply to exteriors of new and remodeled structures in the Ogden Valley area unless exempted in [section 108-2-3](#).

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(7) *Colored architectural elevations, colored signage plans and landscape plans.* Colored architectural elevations, colored signage plans and landscape plans shall be included with all site plan submittals.

- Please provide colored landscaping plan. You may refer to Weber County Code §108-2-5 for “Minimum Standards and Guidelines; General Landscaping and Weber County Code §108-2-9 “Landscape Plan”.

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### **Sec. 108-2-7. Screening and buffering.**

(a) Screening device materials.

(1) A non-plant material screening device may be constructed of textured, non-reflective metal, concrete, vinyl, wood, brick or stone. Chainlink fencing shall not be allowed. If painted or stained, the screening devices shall be of a neutral, muted earth tone color and have a nonreflective finish. This color shall be approved along with other colors during the site plan review or conditional use permit.

(2) A combination of earth berming or mounds and plant materials may be used as a screening device, and is recommended where practicable.

Please provide proposed screening plan as outlined in Weber County Code §108-2-7.

### **Sec. 108-2-9. Landscape plan.**

A landscape plan shall be required whenever landscaping or alteration of landscaping is required by this chapter. Such landscape plans shall be drawn in conformance with the requirements specified in this chapter. Landscape plans shall be approved by the planning commission prior to the issuance of a building permit. All landscape plans submitted for approval shall contain the following information, unless specifically waived by the planning commission:

(1) The location and dimensions of all existing and proposed structures, property lines, easements, parking lots and drives, roadways and rights-of-way, sidewalks, bicycle and/or equestrian paths, ground signs, refuse disposal and recycling areas, bicycle parking areas, fences, freestanding electrical equipment, tot lots and playground equipment, all recreational facilities, and other freestanding structural features deemed necessary to accurately portray existing and proposed site characteristics.

(2) The location, quantity, size and name (both botanical and common names) of all proposed plant material. Plant symbols representing trees and shrubs shall be shown on the plan at 75 percent of mature size.

(3) The location, size and common names of all existing plant material (including trees and other plants in the parkway) and whether they are to be retained or removed.

(4) The location of existing buildings, structures, and trees on adjacent property within 20 feet of the site. Where adjacent trees are growing in native or natural clumps or groves such that showing individual tree locations is impractical, canopy outlines are acceptable.

(5) Existing and proposed grading of the site, indicating contours at a minimum of two-foot intervals. Show any walls or retaining structures proposed, along with their respective elevations. Proposed earth beaming shall be indicated using one-foot contour intervals.

(6) Water efficient irrigation system (separate plan required). This system shall indicate the locations and types of all equipment, including sprinkler heads, control valves, quick-coupling valves, backflow prevention devices, time clock or controller, lateral lines, and main lines.

(7) Summary data table indicating the area of the site in the following classifications:

- a. Total area of the site.
- b. Total area and percentage of the site in landscape area.

c. Total area and percentage of the site in turf grass.

- Please provide a landscaping plan as outlined in Weber County Code §108-2-9.

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### **Sec. 108-4-3. Review procedure.**

Applications for a conditional use permit shall be submitted to the planning division.

(1) An application shall include:

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d. Detailed location map.

- It appears that the site plan provided has the proposed improvements located directly over the current property lines. The detailed site layout provided is for Eagle Mountain. Please provide a revised site plan including a detailed site layout with the current parcel configurations. The detailed site plan and layout needs to show the following setbacks: Front 30', Rear 20', Side 20'.

e. Detailed building plans and site plans specifications shall be drawn to scale including electronic copies showing details and other applicable zoning requirements as which are outlined in chapter 1 of this title, Design review, and chapter 2 of this title, Ogden Valley Architectural, Landscape and Screening Standards.

- Please provide applicable requirements as outlined in Weber County Code §108-2.

g. Any additional pertinent information needed to adequately describe the proposal.

- Please provide a copy of the lease agreement for the property where the improvements will be located.

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### **Sec. 108-10-4. Same—Street access.**

Each public utility substation shall be located on a lot, which has adequate access from a street, alley, right-of-way, or easement.

- Please provide a copy of the lease agreement for the property that clearly allows for access along the private right-of-way or easement to the proposed site.

Update with Weber County Location

**LEASE AREA DESCRIPTION**

A PARCEL OF LAND BEING PART OF AN ENTIRE TRACT OF PROPERTY SITUATE IN THE SE $\frac{1}{4}$ SW $\frac{1}{4}$  OF SECTION 8, TOWNSHIP 6 SOUTH, RANGE 1 WEST, S.L.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHICH IS N.89°41'22"W. 839.21 FEET ALONG THE SECTION LINE AND NORTH 10.00 FEET FROM THE SOUTH 1/4 CORNER OF SAID SECTION 8; AND RUNNING THENCE N.89°41'22"W. 28.50 FEET; THENCE N.00°18'38"E. 23.00 FEET; THENCE S.89°41'22"E. 28.50 FEET; THENCE S.00°18'38"W. 23.00 FEET TO THE POINT OF BEGINNING.

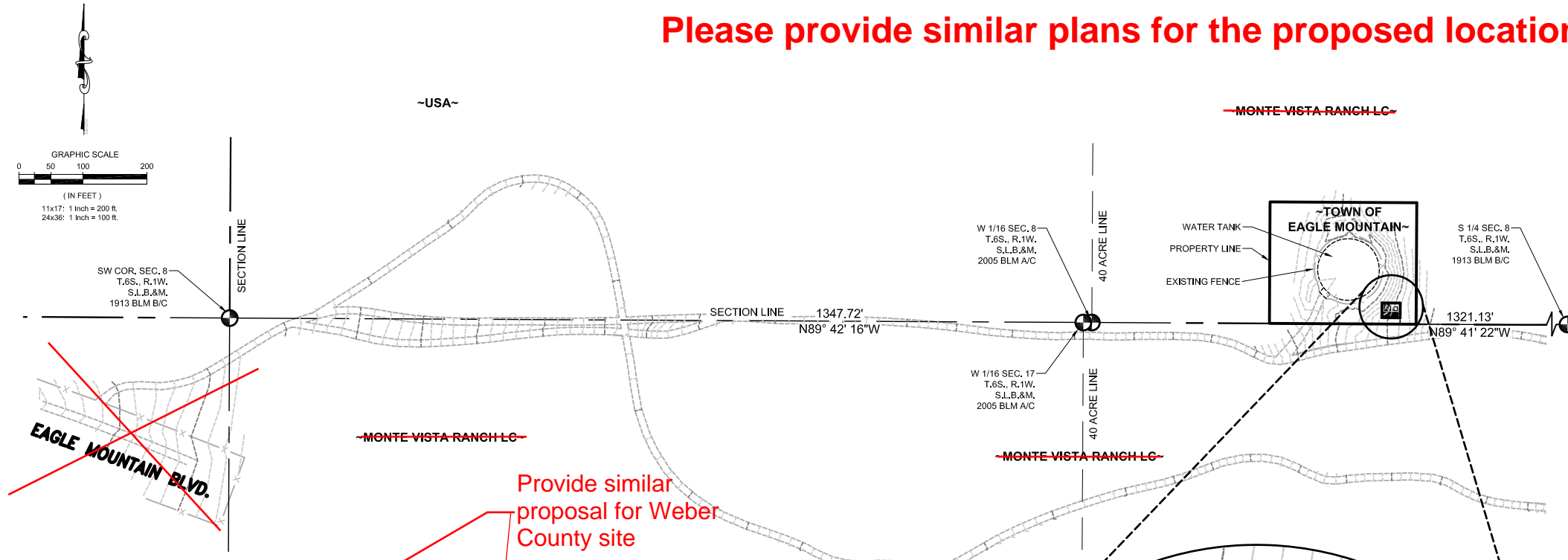
THE ABOVE DESCRIBED PART OF AN ENTIRE TRACT CONTAINS 656 SQUARE FEET IN AREA OR 0.015 ACRE.

BASIS OF BEARINGS IS N.89°41'22"W. ALONG THE SECTION LINE FROM THE SOUTH 1/4 CORNER TO THE WEST 1/16 SECTION CORNER OF SECTION 8 TOWNSHIP 6 SOUTH, RANGE 1 WEST, SLB&M

Please provide similar plans for the proposed location

Provide similar proposal for Weber County site

Update with Weber County location

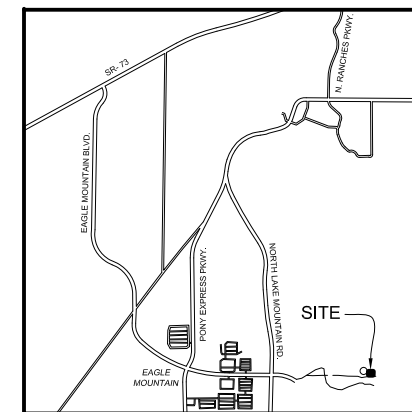
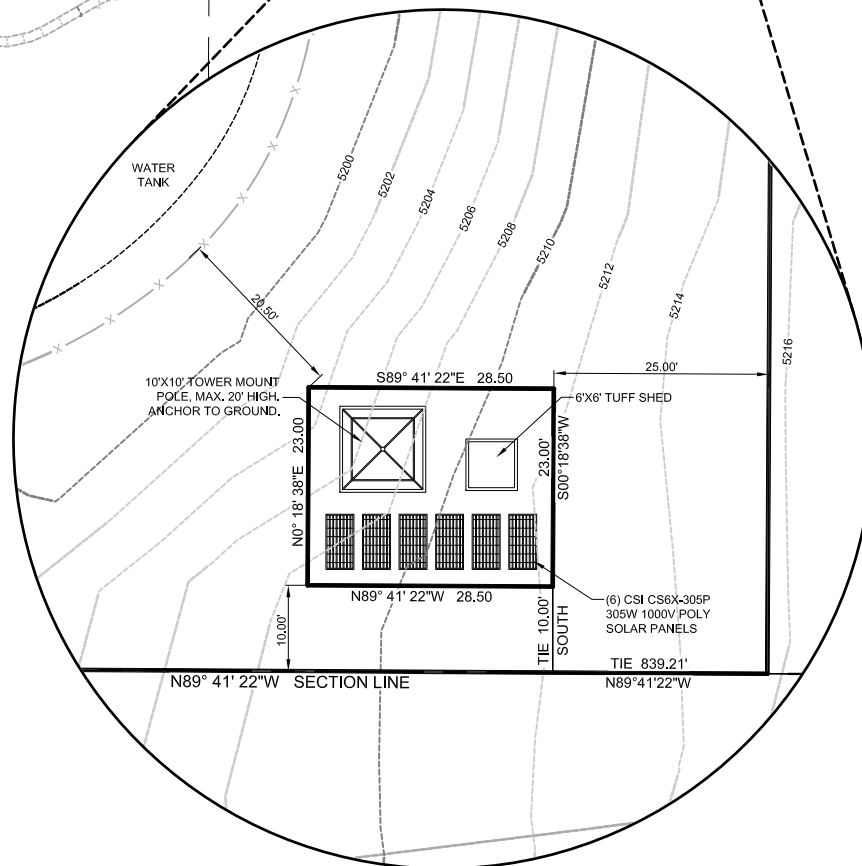
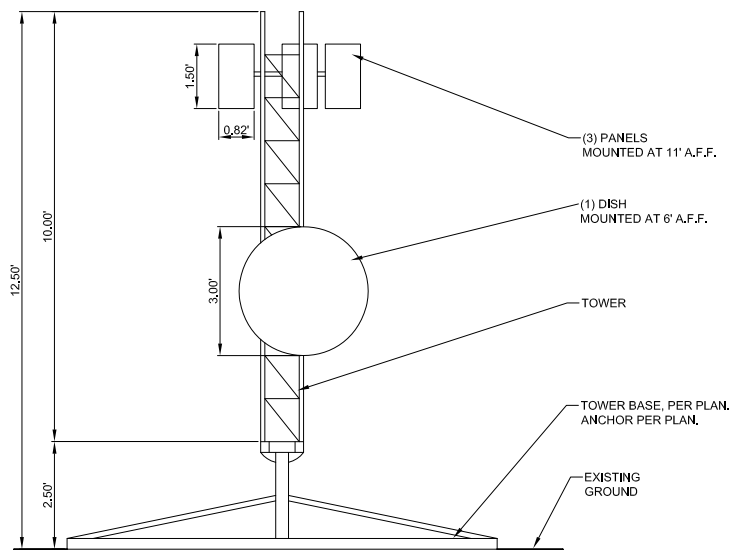


**PROCESS:**

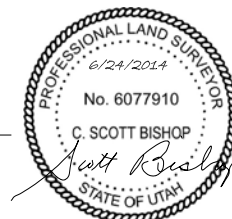
- PLACE WEED MATS ON GROUND SPACE
- PLACE GRAVEL ROCK 2" DEEP ON WEED MATS
- PLACE TOWER MOUNT ON GRAVEL ROCK
- PLACE 20+ MASONRY BLOCKS ON BASE OF TOWER MOUNT
- PLACE TUFF SHED ON GRAVEL ROCK
- PLACE SOLAR PANELS ON PRE-MADE ANGLE IRON MOUNT
- PLACE EQUIPMENT ON TOWER MOUNT

**NOTES:**

- SOLAR POWER WILL GO TO SOLAR CONTROLLER IN TUFF SHED
- SOLAR CONTROLLER WILL OUTPUT 24V DC TO EQUIPMENT
- SELF CONTAINED ELECTRICAL POWER - NO ELECTRICAL METER
- NO DIGGING - NO TRENCHING
- TOWER MOUNT REQUIRES NO FOUNDATION
- THIS IS NOT A CELL TOWER



**VICINITY MAP**  
- NOT TO SCALE -



*Scott Bishop*

O:\2014\PC-931-1406 Digis Eagle Mountain Site Plan\Project Data\Design\Right\_of\_Way\Digis Eagle Mountain - Site.dwg



**WARNING**  
IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE



2162 West Grove Parkway  
Suite 400  
Pleasant Grove, UT 84062  
(801) 763-5100

UT EGL 150  
CITY CENTER  
40.393669, -111.978128  
EAGLE MOUNTAIN, UTAH

**DIGIS EAGLE MOUNTAIN SITE**

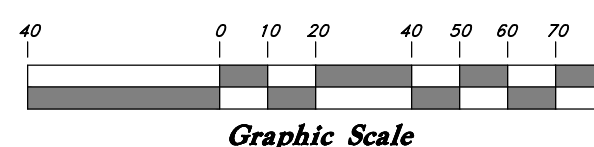
~~EAGLE MOUNTAIN, UTAH COUNTY, UTAH~~

SHEET NO. 1 OF 1

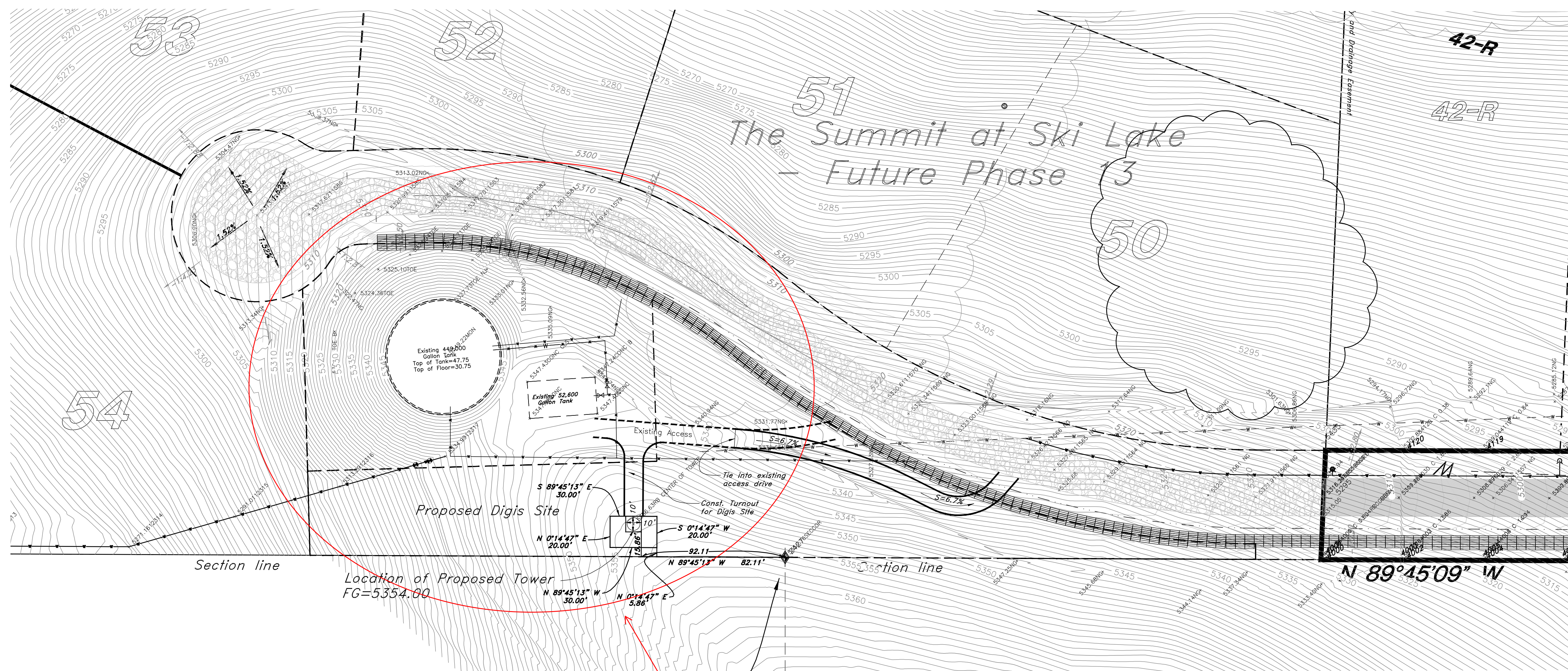




Scale: 1" = 40'

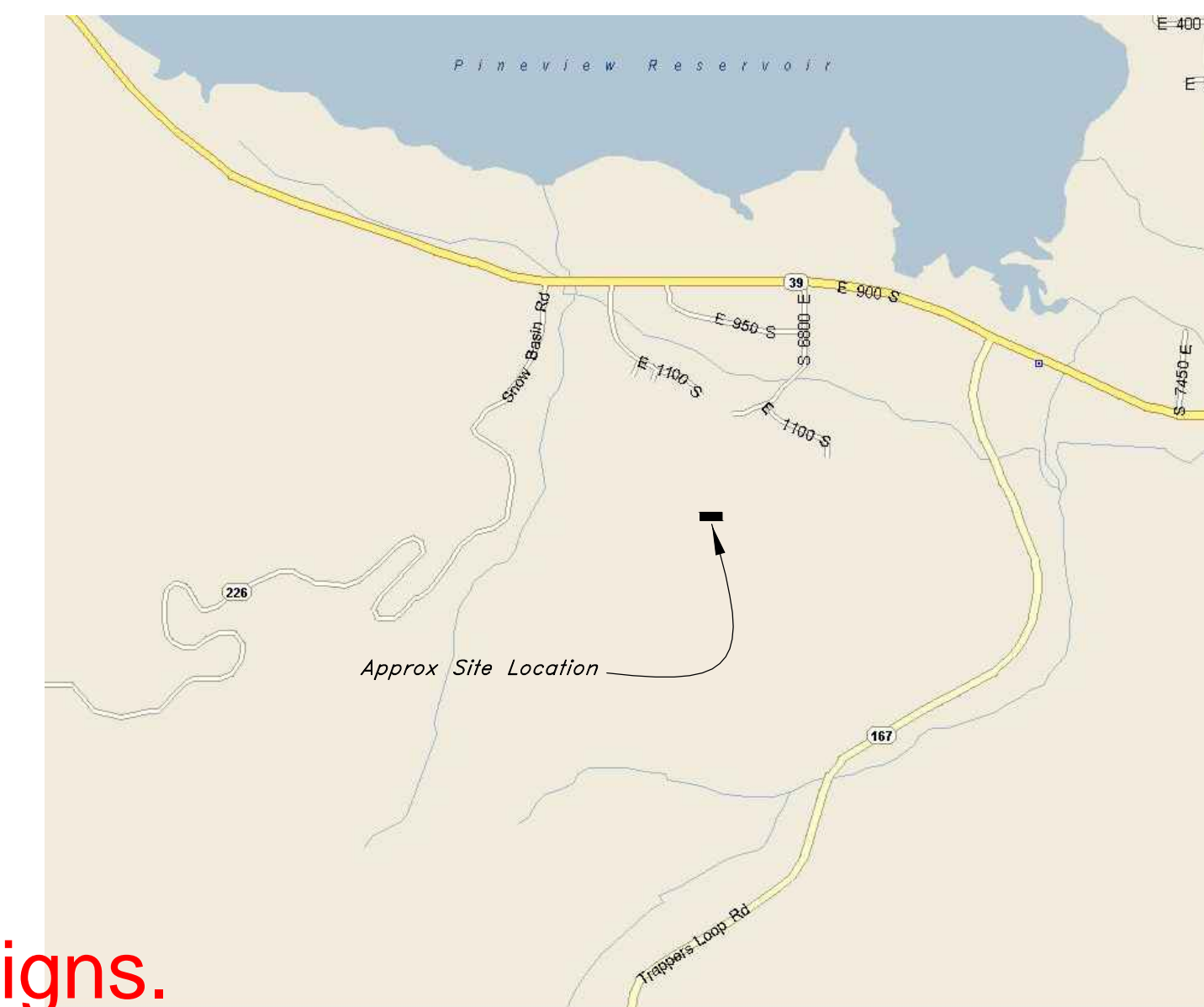


Graphic Scale



Center of Section 24,  
T6N, R1E, Salt Lake  
Base and Meridian

The proposal needs to reflect current parcel data, not future designs. The site plan does not identify the current parcel configuration that is on record with the Weber County Recorder's office. Please update site plan to show all property lines and building setbacks.



Vicinity Map

<b>Digis Site</b>		<b>The Summit at Ski Lake</b>	
		A part of the Southwest 1/4 of Section 13, a part of the Northeast 1/4 of Section 23, and a part of the Northwest 1/4 of Section 24, T6N, R1E, SLB&M, U.S. Survey	
	GREAT BASIN ENGINEERING NORTH CONSULTING ENGINEERS AND SURVEYORS 5746 South 1475 East - Suite 200 Ogden, Utah 84403 P.O. Box 130048, Ogden, Utah 84415 Ogden (801)304-4515 Salt Lake City (801)351-0222 Fax (801)392-7544	SCALE: 1" = 40'	DATE: 8-8-2014
		DRAWN: RB	REVISIONS:
		11N224	1