



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a conditional use permit to install an 82 foot monopine cell tower at Snow Basin above Becker Lift and a new 12 foot by 26 foot pre-fabricated equipment shelter.

Agenda Date: Tuesday, March 24, 2015

Applicant: Pete Simmons, agent for Verizon

File Number: CUP 2015-06

Property Information

Approximate Address: 3925 Snowbasin Road, Huntsville, UT

Project Area: 1000+ Acres

Zoning: Destination and Recreational Resort - 1 Zone (DRR-1)

Existing Land Use: Ski Resort and existing Public Utility Substation

Proposed Land Use: A new 82 foot monopine cell tower, with a new 12 foot by 26 foot pre-fabricated equipment shelter.

Parcel ID: 23-004-0003

Township, Range, Section: T5N, R1E, Section 5

Adjacent Land Use

North:	Forest	South:	Forest
East:	Forest	West:	Forest

Staff Information

Report Presenter: Jim Gentry
jgentry@co.weber.ut.us
801-399-8766

Report Reviewer: SW

Applicable Ordinances

- Weber County Land Use Code Title 104 Chapter 29 (DRR-1 Zone)
- Weber County Land Use Code Title Chapter 4 (Conditional Uses)
- Weber County Land Use Code Title Chapter 2 (Architectural, Landscape, and Screening Standards)
- Weber County Land Use Code Title Chapter 7 (Supplemental Regulations: Sale or Lease of Required Space)
- Weber County Land Use Code Title Chapter 7 (Supplemental Regulations: Towers)
- Weber County Land Use Code Title Chapter 10 (Public Buildings and Public Utility Substations and Structures)

Background

The applicant is requesting approval of a conditional use permit to install an 82 foot monopine cell tower at Snow Basin above Becker Lift and a new 12 foot by 26 foot pre-fabricated equipment shelter. Snowbasin Ski Resort is located at approximately 3925 Snowbasin Road. The DRR-1 Zone allows a "public utility substation" as a conditional use. At Snow Basin's Day Lodge there are currently many antenna panels attached to the side of the lodge and one small pole up the hillside and in the trees.

An 82 foot monopine cell tower has been proposed with the branches not to exceed 87 feet. This monopine will have features added to resemble a pine tree. Atop the tower, the array will have eight foot tall panels at four per sector (total of 12) which will also be covered to resemble a tree. The new cell tower will be co-locatable. The site will also have a 12 foot by 26 foot pre-fabricated equipment shelter with a rock facade.

A fence will surround the 22 foot by 48 foot leased area and the monopole for security. The applicant is still working with Snow Basin on the fencing details, but the propose fence is to be six feet tall with three strands of barbed wire at the top for security purposes.

The new facility is located outside the 75 foot stream corridor setback for Bear Hollow Stream.

Summary of Planning Commission Considerations

- Does the proposed use meet the requirements of applicable County Ordinances?
- Are there any potentially detrimental effects that need to 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 transmission site meets these requirements.

22C-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 cellular site will have minimal negative impacts from noise, dust, vibration, etc. There are no lights associated with this site. To reduce the visual impact the tower is proposed as a monopine which should blend well with other pine trees nearby on the hillside behind the tower.
2. The DRR-1 Zone allows a "public utility substation" as a conditional use and the site meets all architectural style, setback and height regulations. The conditions established by the applicable review agencies must be complied with in order for this conditional use permit to be granted.

Conformance to the General Plan

As a conditional use, this operation is allowed in the DRR-1 Zone. With the establishment of appropriate conditions as determined by the Planning Commission, this operation will not negatively impact any of the goals and policies of the General Plan.

Conditions of Approval

- Requirements of the Weber County Planning Division.
- Requirements of the Weber County Engineering Division.
- Requirements of the Weber County Building Inspection Division.
- Final Fencing details.
- The applicant needs to show that the structure is outside the stream corridor.

Staff Recommendation

Staff recommends approval of this conditional use application subject to the applicant meeting the conditions of approval in this staff report and any other conditions required by the Planning Commission. This recommendation is based on the following findings:

- The proposed use is allowed in the DRR-1 Zone and meets the appropriate site development standards.
- The criteria for issuance of a conditional use permit have been met because mitigation of potential detrimental effects can be accomplished.
- The facility is outside of the stream corridor setback.

Exhibits

- A. Applicant's application B. Site Plan

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	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) Snowbasin Resort Company		Mailing Address of Property Owner(s) 3529 East Snowbasin Road Huntsville, UT 84317
Phone (801) 620-1018	Fax	
Email Address (required) jloomis@snowbasin.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Pete Simmons		Mailing Address of Authorized Person 5710 South Green Street Salt Lake City, UT 84123
Phone (801) 518-7098	Fax (801) 262-0428	
Email Address pete.simmons@taec.net		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Property Information

Project Name Sal Becker	Total Acreage	Current Zoning DRR-1
Approximate Address No Physical Address (Sec 5, T5N, R1E)	Land Serial Number(s) 23-004-0003	

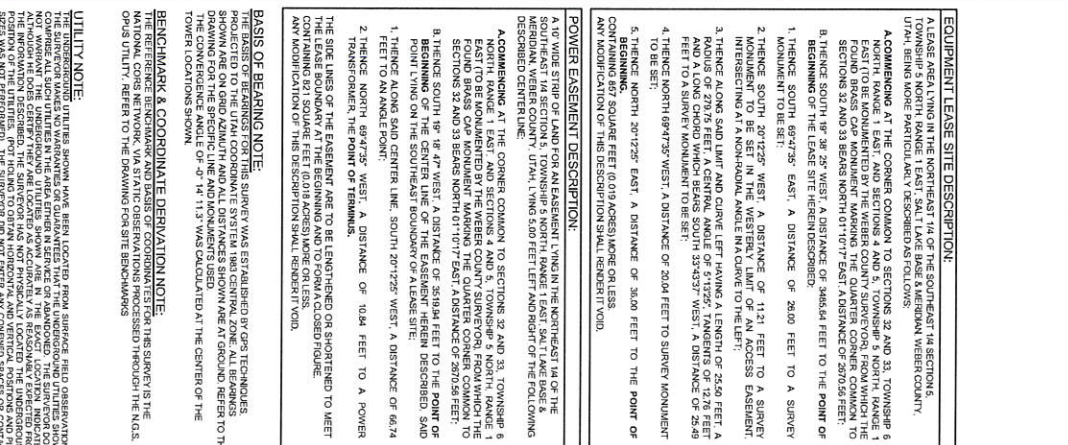
Proposed Use
Communication Facility

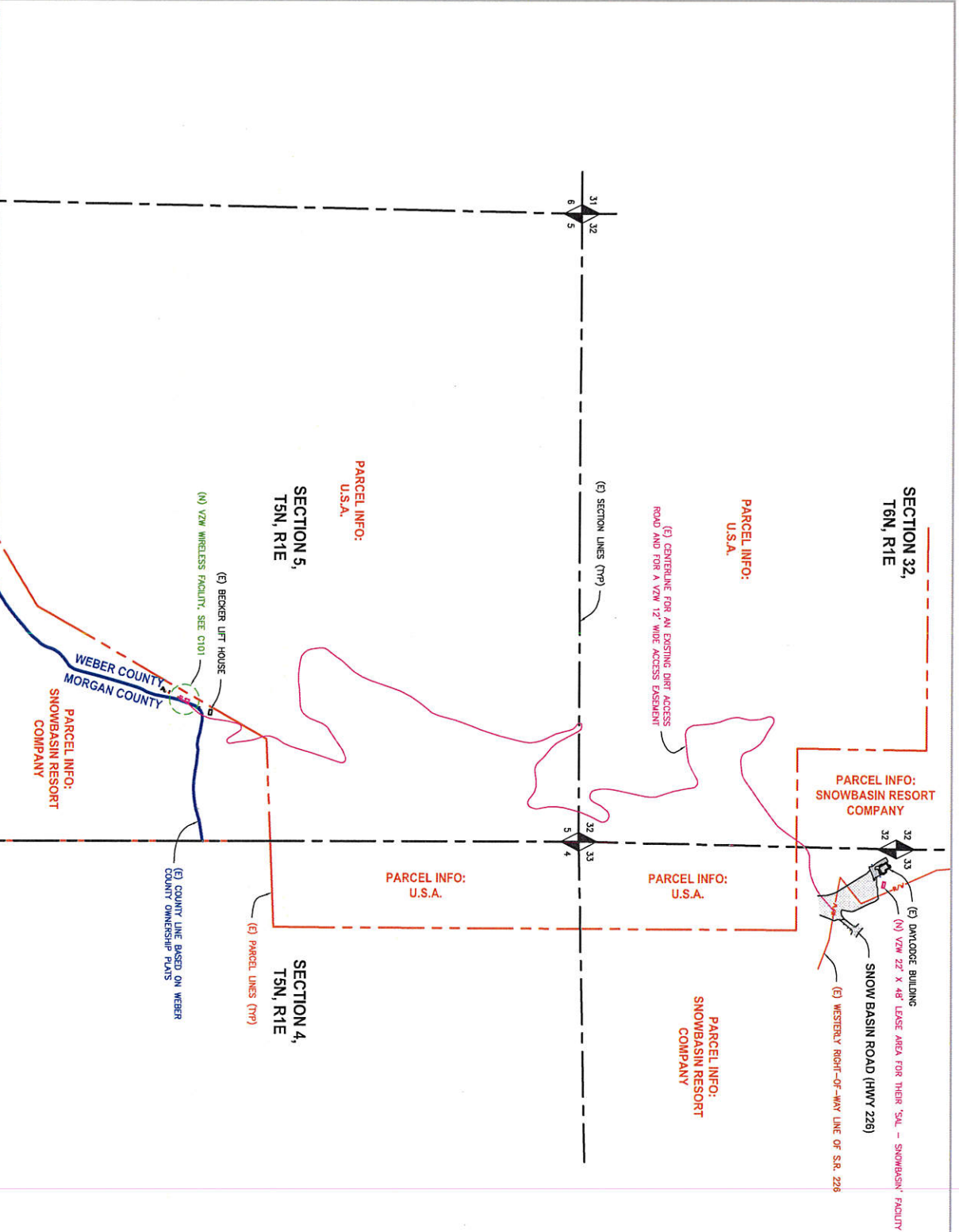
Project Narrative
Verizon Wireless is proposing the installation of a communication facility above the Becker Lift at Snowbasin Resort. The communication facility will consist of a 12' x 26' pre-fab equipment shelter and a 82' monopine. There are two (2) existing wood poles that are being used by other carriers along the ridgeline. Snowbasin Resort has approached VZW to help improve the communication services to the resort. Snowbasin Resort has requested a new stealth monopine be installed just north of the existing communication facility.

Basis for Issuance of Conditional Use Permit

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. The proposed stealth communication facility will not have a detrimental effect on the surrounding area. By installing a stealth monopine amongst the existing vegetation and trees will help it to blend into vegetated ridgeline. This is an unmanned facility that will not have any odor, vibration, light, dust, smoke, or noise associated with the facility.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use. Currently, Weber County does not have any set standards for telecommunication towers

[illegible]



VERIZON WIRELESS
3000 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

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Technology Associates Professional Corporation, Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
3710 SOUTH WILSON STREET
SALT LAKE CITY, UTAH 84115
CORPORATE OFFICE
3115 SOUTH WILSON DRIVE, SUITE #110
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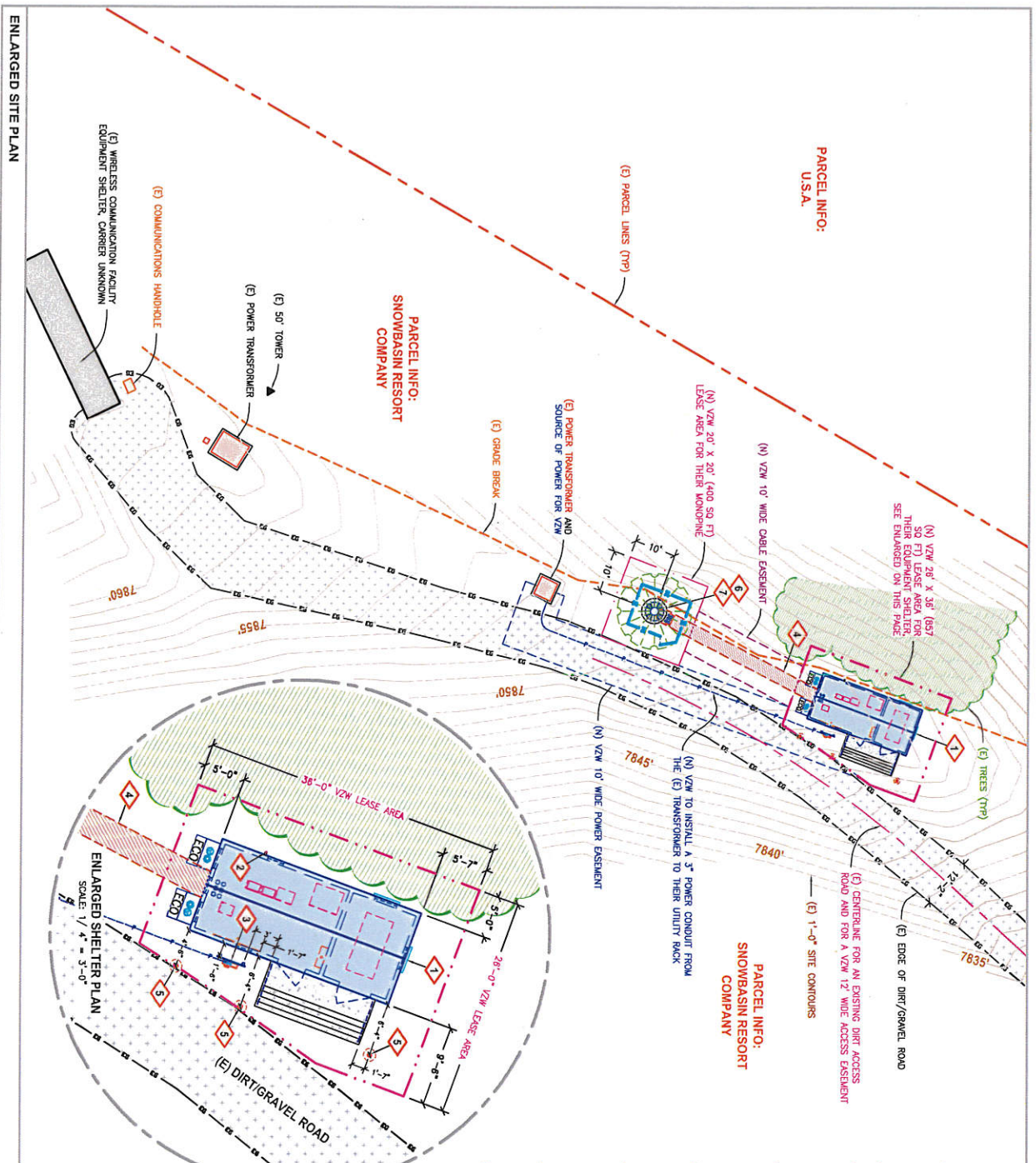
DRAWN BY: JAY C
CHECKED BY: PETE S

0 11/06/2014 ZONING DRAINAGES
REV DATE DESCRIPTION

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C100

SAL - BECKER
SE SEC 5, T5N, R1E
BECKER LIFT @ SNOWBASIN
HUNTSVILLE, UTAH 84317
-- RAWLAND SITE --



KEYED NOTES

1. VZW PREBUILT 11'-6" X 25'-5.5" PRE-FAB EQUIPMENT SHELTER WITH (1) HVAC UNITS AND (2) LOW PROFILE VENTILATION HOODS AS PROVIDED BY THE SHELTER MANUFACTURER. THE SHELTER STOP WILL BE 5'-6" WIDE WITH A 3" CHIMNEY AT THE TOP AND STEEL STOPS FOR THE 10' WIDE POWER EASEMENT. SEE C300/1 FOR FOUNDATION DETAILS.
2. VZW TO INSTALL THEIR GPS ANTENNA TO THE WEST WALL OF THE EQUIPMENT SHELTER. SEE C300/1, C300/3, AND E200.
3. VZW UTILITY BACK. SEE C302/1.
4. VZW TO INSTALL A 24" WIDE BY 36" DEEP PRECAST TRENCH SYSTEM (TRENCH BRICKS-120) IS 36" WIDE BY 48" DEEP WITH 12" HIGH SIDEWALLS. THE TRENCH SHALL BE 10' LONG AND EXTEND FROM THE SHELTER TO MONOPOLE. CONTRACTOR WILL NEED TO INSTALL (3) 6" SCHEDULE 40 PVC CONDUITS WITHIN THE TRENCHING SYSTEM (CONDUITS ARE TO HAVE A 24" MINIMUM RADIUS, CONDUITS WITH CABLE INSIDE ARE TO BE SEALED AFTER CABLE INSTALLATION AT EACH END AND AT BOTH ENDS).
5. VZW TO INSTALL (3) 6" BY 5" TALL CONCRETE FILLED STEEL BOLARDS TO PROTECT THE EQUIPMENT SHELTER. TO BE PAINTED SAFETY YELLOW.
6. VZW 62' TALL MONOPOLE WITH UNDERGROUND FOUNDATION. SEE TOWER MANUFACTURER SHOP DRAWINGS FOR DESIGN AND SPECIFICATIONS. THE TOWER IS MANUFACTURED WITH A IDENTIFIED FRUIT TO RESIST A TREE AND THE TOP OF THE TOWER IS TO BE 62' TALL. VZW CONTRACTOR WILL NEED TO CONSTRUCT A 30" WIDE DOPHOUSE ON THE NORTH SIDE OF THE MONOPOLE TO PROTECT THE COAX CABLE FROM THE PRECAST TRENCH AND TRANSMISSION INTO THE MONOPOLE.
7. VZW 8' TALL ANTENNAS (4) PER SECTOR (12 TOTAL) AT A 75' CENTERLINE WITH (12) RAYS AND (2) BRACE OUP TO MONOPOLE TO BE MOUNTED TO THE ANTENNA MOUNTS. REFER TO VZW RF CONSTRUCTION SHEET.
8. VZW TO INSTALL 5' TALL CHAINLINK FENCING WITHOUT BARBED WIRE AROUND THE BASE OF THE MONOPOLE. THE FENCING WILL BE A 10' X 12'-6" AREA AROUND AND THE TOWER WITH A 4' WIDE LANE DATE IN THE EAST FENCELINE.



SCALE: 1/4" = 6'-0"

SHEET NUMBER
C101

SHEET TITLE
ENLARGED SITE PLAN

SAL - BECKER
SE SEC 5, T3N, R1E
BECKER UPT @ SNOWBASIN
HUNTSVILLE, UTAH 84317
-- RAWLAND SITE --

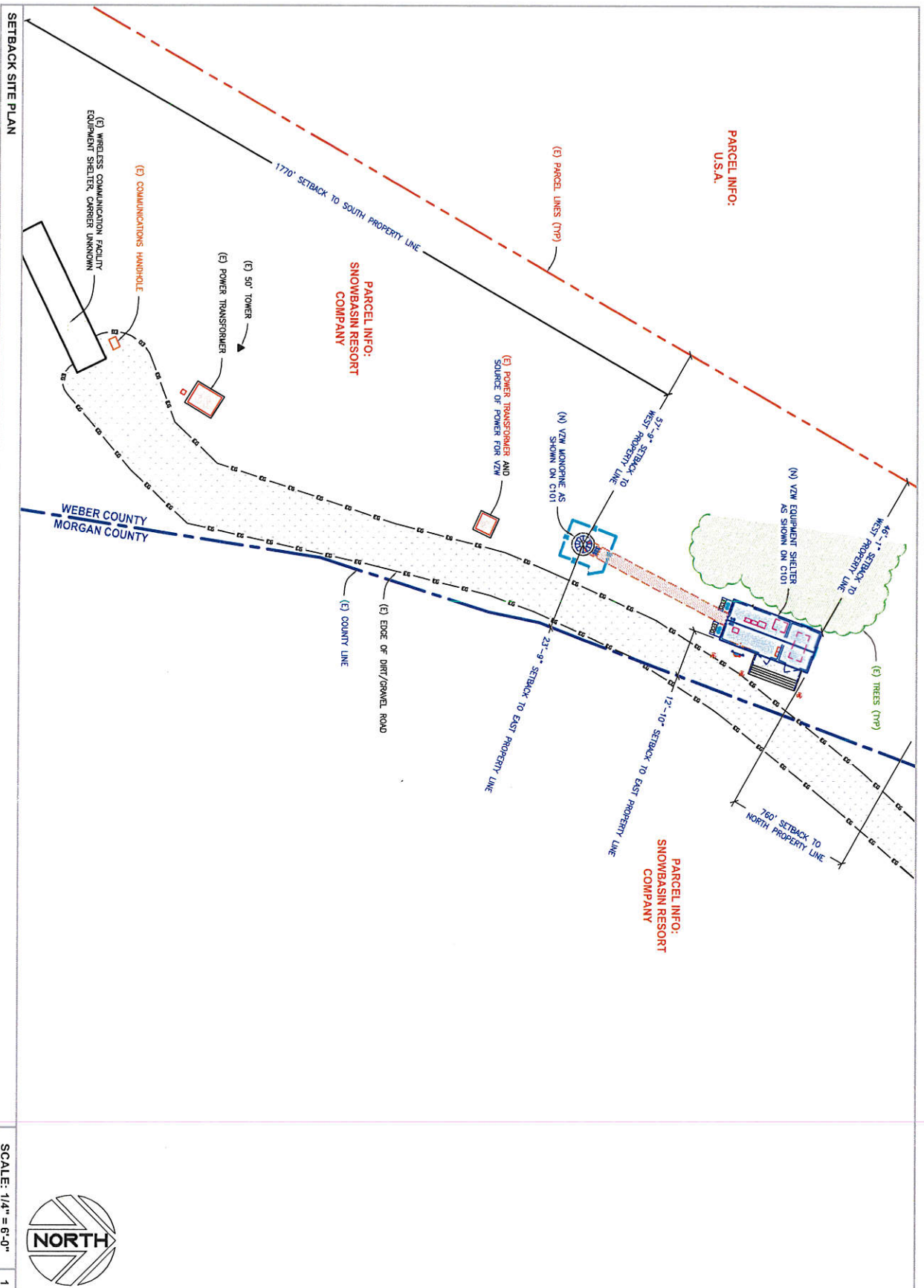
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2	02/23/2015	REVISIONS PER PS
3	11/05/2014	2D/3D DRAWINGS

DRAWN BY:	JVC
CHECKED BY:	PTL 5

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verizon
wireless
VERIZON WIRELESS
3000 SOUTH PROSPERITY BLVD
WEST JORDAN, UTAH 84086



SCALE: 1/4" = 6'-0"

VERIZON WIRELESS

3000 SOUTH FREEDOM ROAD
WEST JORDAN, UTAH 84088

TABC

Utah Association of Building Contractors

TECHNOLOGY ASSOCIATES

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CHECKED BY: PETE S

REV	DATE	DESCRIPTION
1	02.23.2015	REVISIONS PER PS
0	11.06.2014	ISSUED DRAWINGS

SHEET TITLE

SETBACK SITE PLAN

SAL - BECKER
SE SEC 5, T3N, R1E
BECKER UTAH SNOWBASIN
HUNTSVILLE, UTAH 84317
-- RAWLAND SITE --

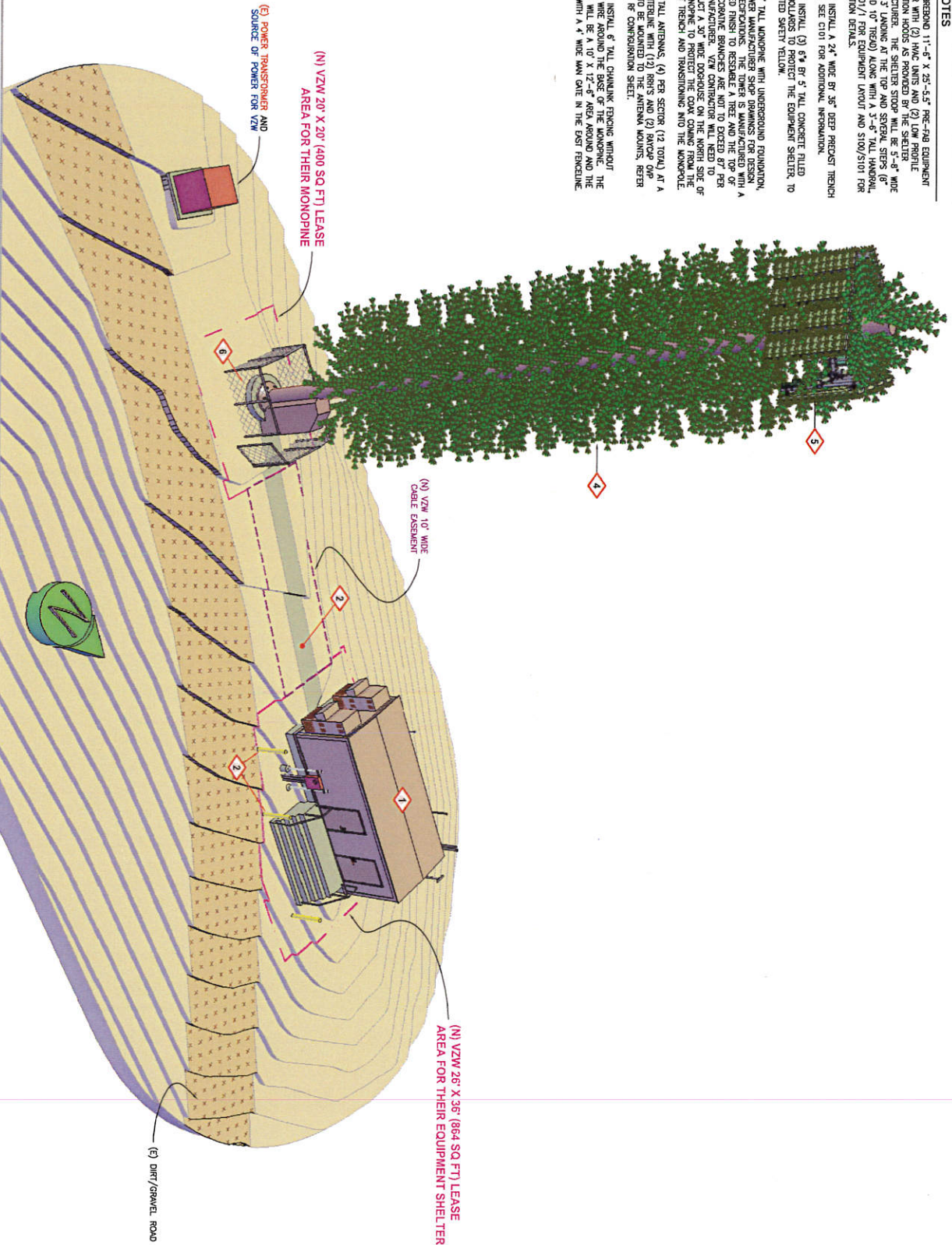
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SETBACK

NORTH

KEYED NOTES

- 1 VZW FIBERBAND 11'-6" X 25'-5.5" PRE-AB EQUIPMENT SHELTER WITH (2) FIBER RINGS AND (2) FIBER RINGS. THE SHELTER SLOPE WILL BE 5'-4" WIDE WITH A 3' LANDING AT THE TOP AND SEVERAL STEPS (8" RISE AND 10" TREAD) ALONG WITH A 3'-6" TALL HANDRAIL. SEE C301/1 FOR EQUIPMENT LAYOUT AND S100/S101 FOR FOUNDATION DETAILS.
- 2 VZW TO INSTALL A 24" WIDE BY 36" DEEP PRECAST TRENCH SYSTEM. SEE C101 FOR ADDITIONAL INFORMATION.
- 3 VZW TO INSTALL (3) 6" BY 5' TALL CONCRETE FILLED TOWER MANUFACTURER SHAP DRAWINGS FOR DESIGN. THE TOWER MANUFACTURER SHALL PROVIDE A TOWER WITH A DECORATIVE FINISH TO RESSEMBLE A TREE AND THE TOP OF THE MANUFACTURER. VZW CONTRACTOR WILL NEED TO CONSTRUCT A 30' WIDE DOORWAY ON THE NORTH SIDE OF THE TOWER TO ACCOMMODATE THE TOWER AND THE MONOPINE PRECAST TRENCH AND TRANSITIONING AND THE MONOPINE.
- 4 VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT A 75' CENTERLINE WITH (12) 800'S AND (2) RAYCAP DAP TO VZW 16' CONSTRUCTION SHEET.
- 5 VZW TO INSTALL 6' TALL CHAINLINK FENCING WITHOUT BARBED WIRE AROUND THE BASE OF THE MONOPINE. THE FENCING WILL BE A 10' X 12'-6" AREA AROUND AND THE TOWER WITH A 4' WIDE MAIN GATE IN THE EAST FENCELINE.



verizon
wireless
VERIZON WIRELESS
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CARLSBAD, CALIFORNIA 92010

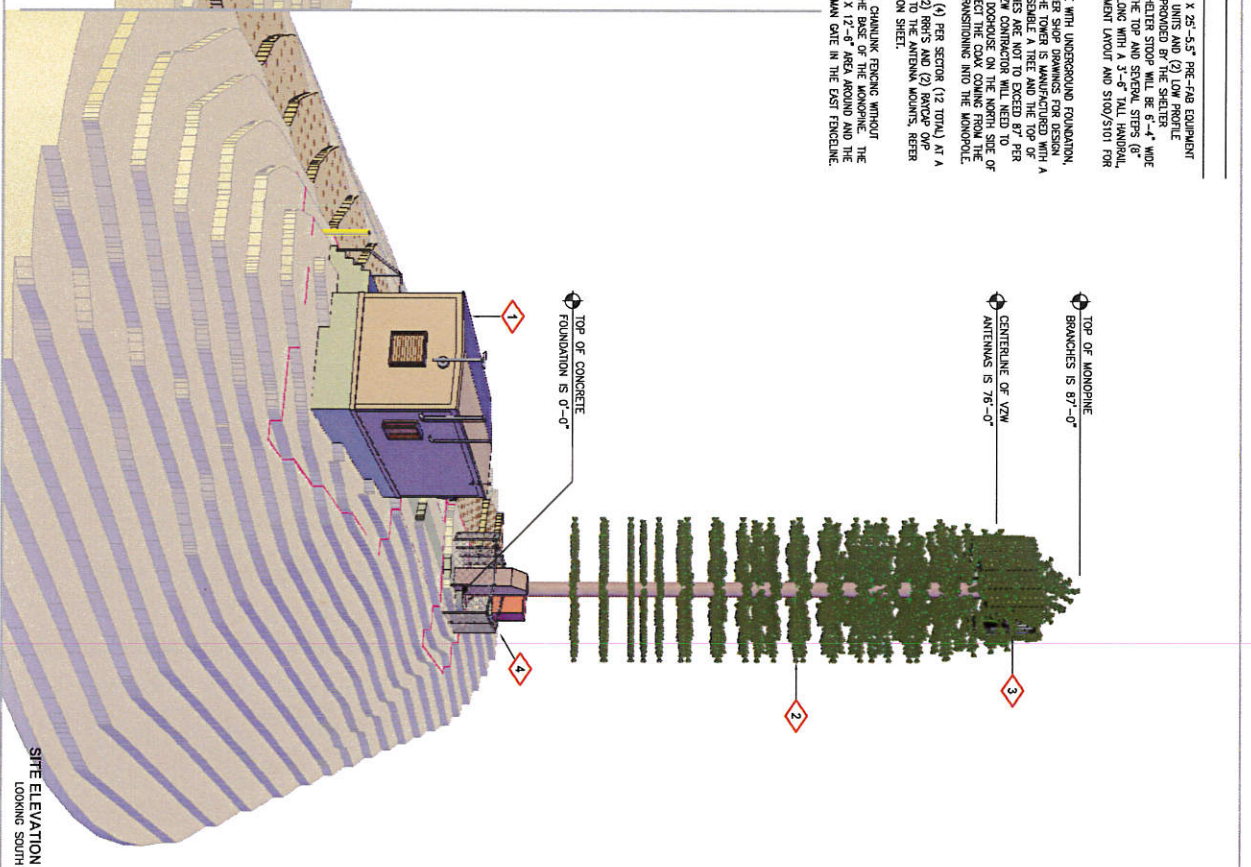
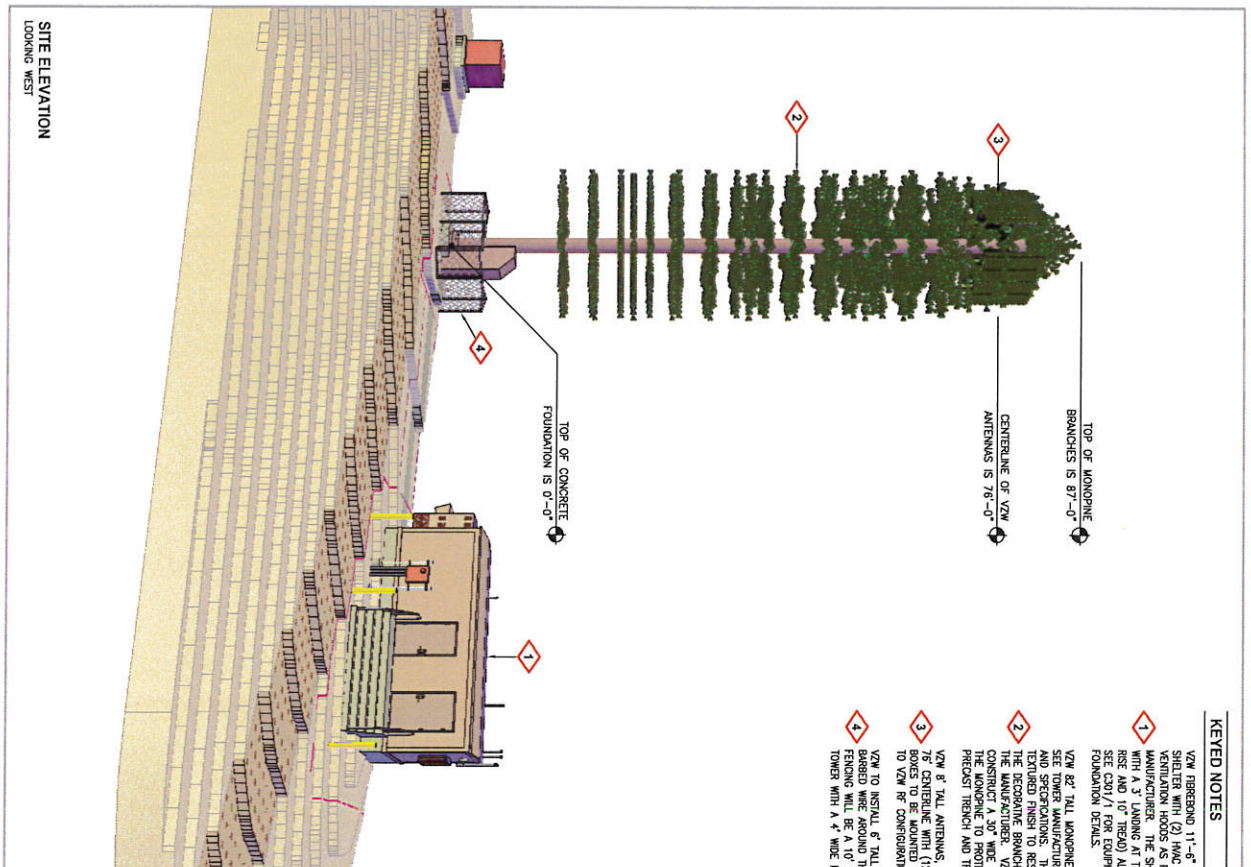
DESIGN BY: JAY C
CHECKED BY: PATE S

REV	DATE	DESCRIPTION
2	02/27/2013	REVISIONS PER PS
1	02/23/2013	REVISIONS PER PS
0	11/06/2014	ISSUED FOR PERMITS

SAL - BECKER
SE SEC 5, T3N, R1E
BECKER UTAH 84317
HUNTSVILLE, UTAH 84317
-- RANLAND SITE --

SHEET TITLE
NORTHWESTERLY
SITE ELEVATION

SHEET NUMBER
C200



KEYED NOTES

1. VZW FIBERGLASS 11'-6" X 25'-5.5" PRE-FAB EQUIPMENT SHELTER WITH (2) HVAC UNITS AND (2) LOW PROFILE VENTILATION HOODS AS PROVIDED BY THE SHELTER MANUFACTURER. THE SHELTER SHALL BE 4'-4" WIDE WITH A 3" LANDING AT THE TOP AND STAIRS OF RISE AND 10" TREAD ALONG WITH A 3'-6" TALL HANDRAIL. SEE C201/1 FOR EQUIPMENT LAYOUT AND S100/S101 FOR FOUNDATION DETAILS.
2. VZW 8' TALL MONOPILE WITH UNDERGROUND FOUNDATION, SET TOWER MANUFACTURER SHOP DRAWINGS FOR VZW AND SPECIFICATIONS. THE TOWER IS MANUFACTURED WITH A TEXTURED FINISH TO RESEMBLE A TREE AND THE TOP OF THE DECORATIVE BRANCHES ARE NOT TO EXCEED 87' PER CONSTRUCTION. THE MONOPILE SHALL BE 12" DIA. OF PRECAST TRENCH AND TRANSFORMING INTO THE MONOPILE.
3. VZW 8' TALL ANTENNA (4) PER SECTION (12 TOTAL) AT A BOARDS TO BE MOUNTED TO THE ANTENNA MONOPOLY. REFER TO VZW RF CONFIGURATION SHEET.
4. VZW TO INSTALL 6" TALL CHAINLINK FENCING WITHOUT SET BACK FROM THE MONOPILE. THE FENCING SHALL BE A 10' X 12'-6" AREA AROUND AND THE TOWER WITH A 4' WIDE MAIN GATE IN THE EAST FENCELINE.

verizon
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REV	DATE	DESCRIPTION
2	02/27/2015	REVISIONS PER PS
1	02/23/2015	REVISIONS PER PS
0	11/03/2014	ZONING DRAWINGS

SAL - BECKER
SE SEC 5, T5N, R1E
BECKER UTAH 94517
HUNTSVILLE, UTAH 94517
-- RAWLAND SITE --

SHEET TITLE
SOUTH AND WEST
SITE ELEVATIONS

SHEET NUMBER
C201

SITE ELEVATION
LOOKING WEST

SITE ELEVATION
LOOKING SOUTH

