



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 1996-11) for a public utility substation (cellular site) to install a 2-foot dish antenna, 4 foot by 4 foot electrical cabinet, and three antenna panels.

Type of Decision: Administrative

Agenda Date: Friday, March 04, 2016

Applicant: Dennis Watt, Rise Broadband (agent)

File Number: CUP 2016-03

Property Information

Approximate Address: 2350 N 1352 West

Project Area: 2.26 acres

Zoning: Manufacturing (M-1)

Existing Land Use: Industrial Park, public utility substation

Proposed Land Use: Industrial Park, public utility substation

Parcel ID: 190600031

Township, Range, Section: T7N, R2W, Section 36

Adjacent Land Use

North: Industrial	South: Industrial
East: Industrial	West: Agriculture

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 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 1996-11) 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 Weber Industrial Park. The cellular site consists of a 147 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 a 2 foot dish antenna at 127 foot height and at the 137 foot height three new antenna panels. The addition will also include a 4 foot by 4 foot cabinet for the electrical equipment. 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 2016-03 (amendment to CUP 1996-11), adding three new antenna panels, 2 foot dish, and a electrical equipment on a cellular tower and facilities at 2350 N 1352 West is hereby approved this the 7th day of March, 2016.



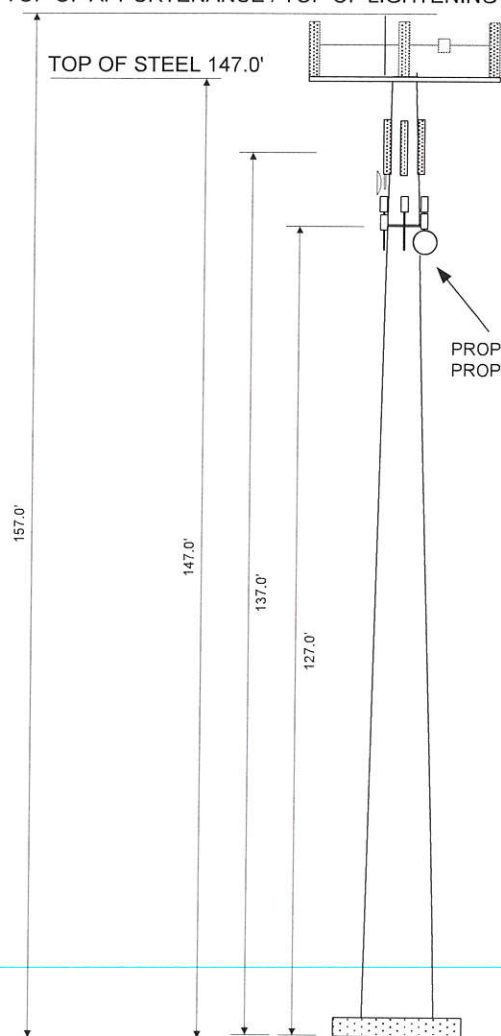
Rick V. Grover
Weber County Planning Director

Exhibits

- A. Site Plan

TOP OF APPURTENANCE / TOP OF LIGHTENING ROD 157.0'

TOP OF STEEL 147.0'




PROPOSED PANEL ANTENNAS (9) AZ-45/190/270 @ 147.0'
 PROPOSED 19" BOB/SSB/RET/RCU/RRU/RRH (5) AZ - 45/190/270
 MOUNT HEIGHT @ 147.0'

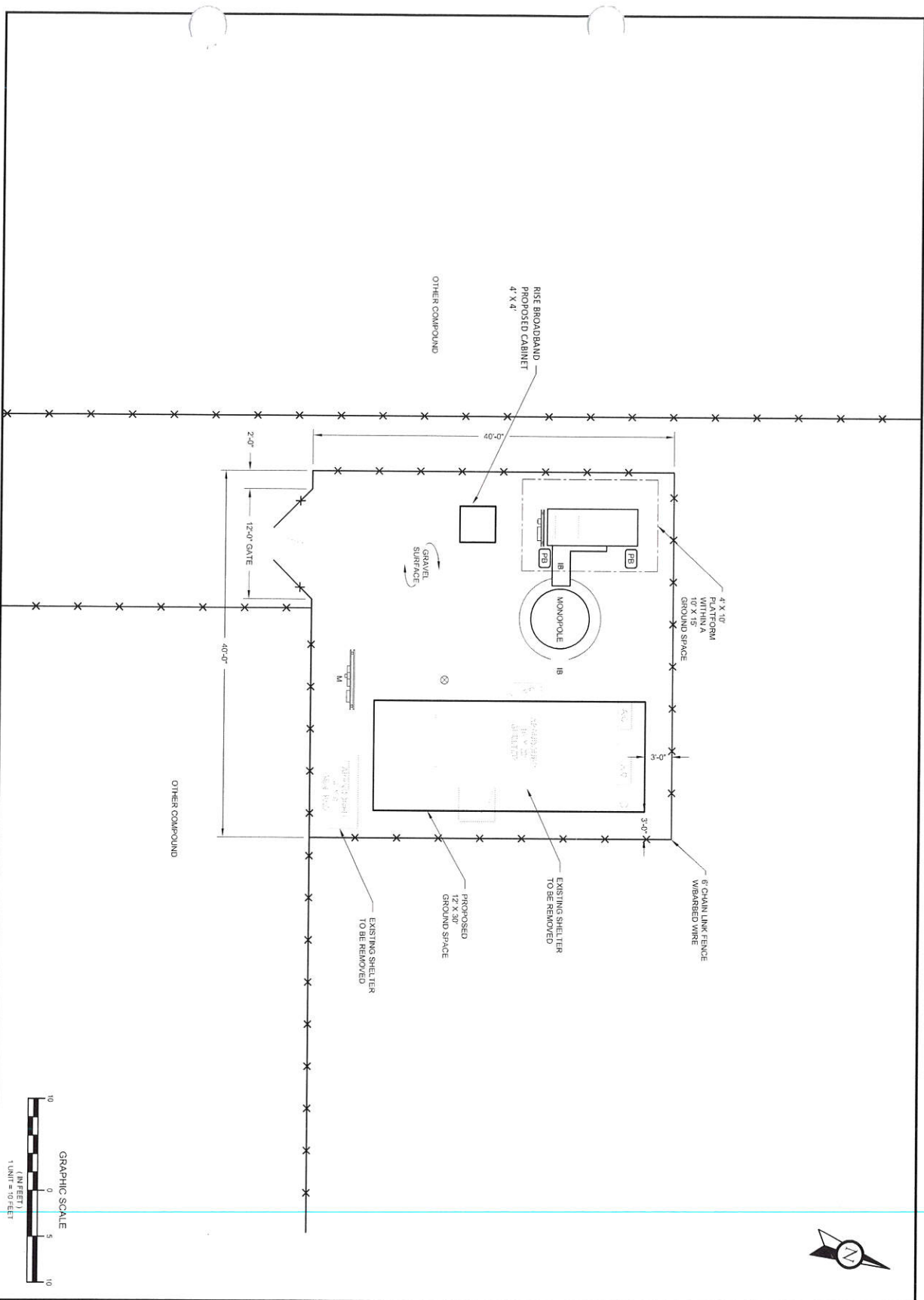
LEASED 6'9" ANTENNAS (3)
 MOUNT HEIGHT @ 137.0' AZ - 40/160/290
 LEASED 2.0' STANDARD DISH ANTENNA (1)
 MOUNT HEIGHT @ 137.0' AZ - 306


PROPOSED PANEL ANTENNAS (10) AZ-0/60/120/180/240/300 @ 127'
 PROPOSED 2.0' STANDARD DISH ANTENNA (1) AZ-167 @ 127'

ENTRY / EXIT PORTS									
HEIGHT (O.C.)	3 FT	8 FT	80FT	90FT	100FT	127FT	134FT	NA	NA
SIZE	2'x9"	2'x9"	8" x 5"	8" x 5"	11" x 8"	11" x 8"	6" x 8"	NA	NA
Azimuth	90	180	90	90	140	140	100	NA	NA
Azimuth	270	NA	270	270	230	230	290	NA	NA
Azimuth	NA	NA	NA	NA	360	360	NA	NA	NA
Azimuth	NA	N/A	NA	NA	NA	NA	N/A	N/A	N/A



American Tower Corporation 	NORTH OGDEN		
	TOWER ELEVATION		
Jim Anderson	SIZE B	DATE 04-08-13	Site # 310320
4/18/2014	SCALE 1" = 10'		REV 4
			SHEET 2 OF 4



 <p>AMERICAN TOWER SITE DESIGN 400 REGENCY FOREST DRIVE CARY, NORTH CAROLINA 27518 PH: 919.460.0000 FAX: 919.460.0002 WWW.ATC.COM NYSE: AIT</p>	
<p>THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS SHALL BE THE SOLE PROPERTY OF AMERICAN TOWER AND THEIR USE AND REPLICATION SHALL BE LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE, REPRODUCTION OR REPLICATION BY ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF AMERICAN TOWER SHALL BE PROHIBITED. AMERICAN TOWER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY OTHER PROJECTS. AMERICAN TOWER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL NOT BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY OTHER PROJECTS.</p>	
PROPOSAL	DESCRIPTION
SITE NUMBER	310320
SITE NAME	NORTH OGDEN UTAH
DRAWN BY:	E. L. SCHROEDER
DATE DRAWN:	4/21/2014
CUSTOMER:	
COLLOCATION NO.:	
<p>LEGEND</p> <ul style="list-style-type: none"> ⊗ GROUNDING TEST WELL AC AIR CONDITIONING UNIT AV BOLLARD C CABINET CS COAX SHROUD CFC FIBER OPTIC CABINET E ELECTRICAL HH HAND HOLE GEN GENERATOR G GENERATOR RECEPTACLE IB ICE BRIDGE LC LIGHTING CONTROL LS LIGHTING SOURCE M METER OHW OVERHEAD WIRE P POWER PB PULL BOX PP POWER POLE T TRN TRANSFORMER TRN TRANSFORMER W WATER VALVE --- BUFFER --- GROUND SPACE (LEASE AREA) --- ENSEWMENT <p>DIMENSIONS NOT VERIFIED BY LICENSED SURVEYOR</p>	
SHEET NUMBER:	SITE ADDED BY:
SP-1	ON



2015. 2. 4 15:36