



# 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 add 4 foot by 4 foot electrical cabinet and three antenna panels at the 120 foot height.

**Type of Decision:** Administrative

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

**Applicant:** Jason Hruban, Vivint (agent)

**File Number:** CUP 2016-04

### 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

<b>North:</b> Industrial	<b>South:</b> Industrial
<b>East:</b> Industrial	<b>West:</b> 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 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 1996-11) 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 three new antenna panels on the existing cell tower at the 120 foot location. 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
  - A sign application from the owner of the cell tower

### **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.

  
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Rick V. Grover  
Weber County Planning Director

### **Exhibits**

- A. Site Plan
- B. Narrative



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**NORTH OGDEN**  
310320  
2367 N RULON WHITE BLVD  
ODGEN, UT 84404  
EXISTING MONOPOLE

PROJECT NO: 185242.01  
CHECKED BY: CWB

ISSUED FOR:		
REV	DATE	DESCRIPTION
A	3/10/16	SMH PRELIMINARY REVIEW
0	3/18/16	SMH CONSTRUCTION

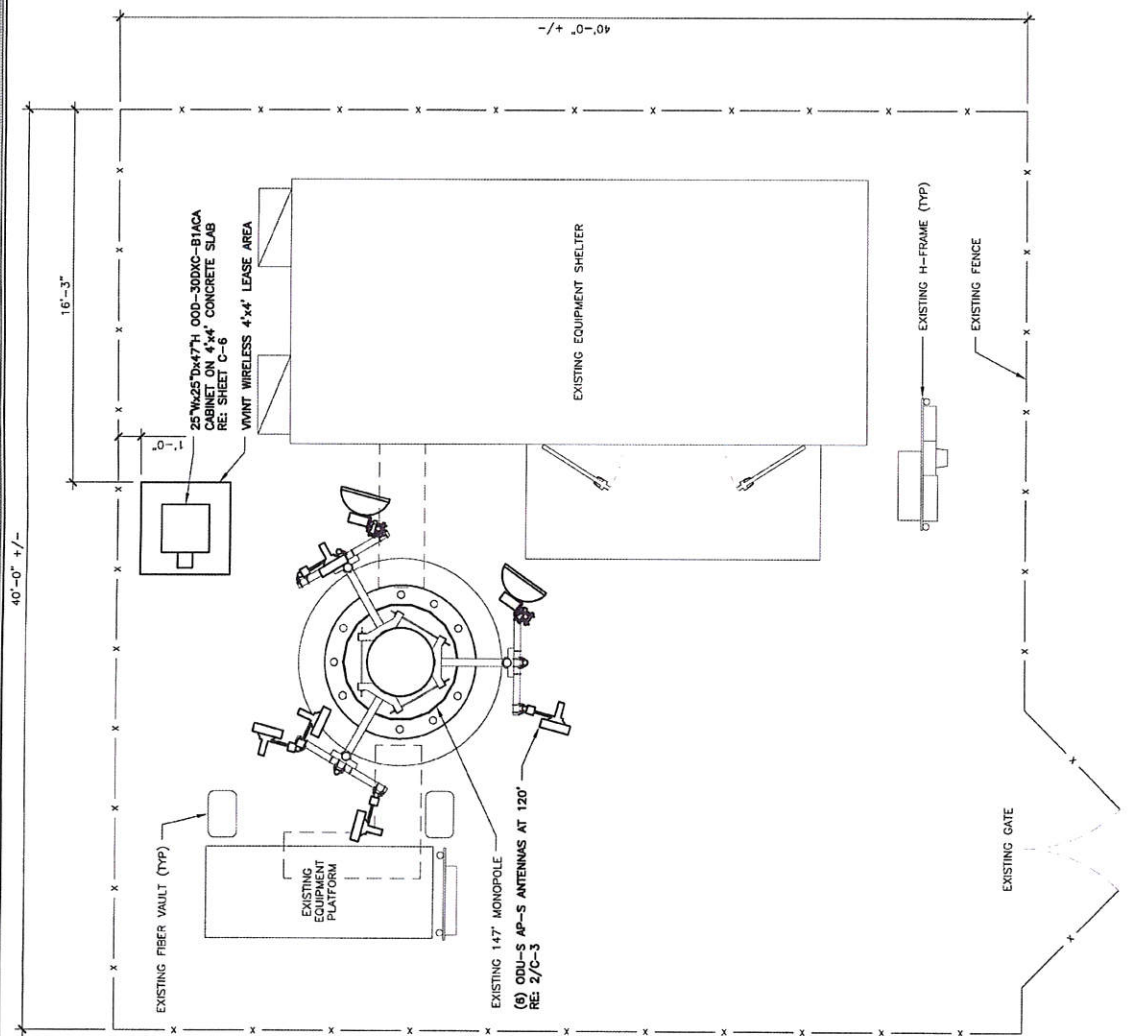
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SHEET NUMBER: **C-2**  
REVISION: **0**

CONTRACTOR SHALL REPAIR EXISTING SITE AND RESTORE TO ORIGINAL CONDITION PRIOR TO CONSTRUCTION  
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION





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NORTH OGDEN  
310320  
2367 N RULON WHITE BLVD  
ODGEN, UT 84404  
EXISTING MONOPOLE

PROJECT NO:	105321-001	
CHECKED BY:	CWB	
ISSUED FOR:		
REV	DATE	DESCRIPTION
1	3/19/16	SHAW PRELIMINARY REVIEW
0	3/16/16	SHAW CONSTRUCTION

B&T ENGINEERING, INC.

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SHEET NUMBER: C-4  
REVISIONS: 0

# Product Specifications

COMMSCOPE

# Product Specifications

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VHLP2-80-XXX  
0.6 m | 2 ft. ValueLine® High Performance Low Profile Antenna, single-polarized, 71,000-86,000 GHz, custom flange and color, polymer radome without flash, standard pack—one-piece reflector.

### General Specifications

Antenna Type: VHLP - ValueLine® High Performance Low Profile Antenna, single-polarized  
 Diameter, nominal: 0.6 m | 2 ft  
 Packing: Standard pack  
 Radome Color: Custom  
 Radome Material: Polymer  
 Reflector Construction: One piece reflector  
 Antenna Input: Custom  
 Antenna Flange: Custom  
 Antenna Color: Custom  
 Antenna Type: VHLP - ValueLine® High Performance Low Profile Antenna, single-polarized  
 Diameter, nominal: 0.6 m | 2 ft  
 Finish Included: No  
 Polarization: Single

### Electrical Specifications

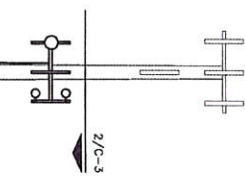
Operating Frequency Band: 71,000 - 86,000 GHz  
 Beamwidth, Horizontal: 0.5°  
 Beamwidth, Vertical: 0.5°  
 Cross Polarization Discrimination (XPD): 25 dB  
 Electrical Compliance: ETSI 302 217 Class 3 | US FCC Part 101.115  
 Front-to-Back Ratio: 68 dB  
 Gain, Low Band: 50.0 dBi  
 Gain, Mid Band: 50.5 dBi  
 Gain, Top Band: 51.0 dBi  
 Operating Frequency Band: 71,000 - 86,000 GHz  
 Radiation Pattern Envelope Reference (RPE): 72888  
 Return Loss: 14.0 dB  
 VSWR: 1.50

### Mechanical Specifications

Fine Azimuth Adjustment: ±15°  
 Fine Elevation Adjustment: ±15°  
 Mounting Pipe Diameter: 50 mm - 115 mm | 2.0 in - 4.5 in  
 Net Weight: 9 kg | 20 lb  
 Side Struts, Included: 0

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©2301, ©2302, ©2303, ©2304, ©2305, ©2306, ©2307, ©2308, ©2309, ©2310, ©2311, ©2312, ©2313, ©2314, ©2315, ©2316, ©2317, ©2318, ©2319, ©2320, ©2321, ©2322, ©2323, ©2324, ©2325, ©2326, ©2327, ©2328, ©2329, ©2330, ©2331, ©2332, ©2333, ©2334, ©2335, ©2336, ©2337, ©2338, ©2339, ©2340, ©2341, ©2342, ©2343, ©2344, ©2345, ©2346, ©2347, ©2348, ©2349, ©2350, ©2351, ©2352, ©2353, ©2354, ©2355, ©2356, ©2357, ©2358, ©2359, ©2360, ©2361, ©2362, ©2363, ©2364, ©2365, ©2366, ©2367, ©2368, ©2369, ©2370, ©2371, ©2372, ©2373, ©2374, ©2375, ©2376, ©2377, ©2378, ©2379, ©2380, ©2381, ©2382, ©2383, ©2384, ©2385, ©2386, ©2387, ©2388, ©2389, ©2390, ©2391, ©2392, ©2393, ©2394, ©2395, ©2396, ©2397, ©2398, ©2399, ©2400, ©2401, ©2402, ©2403, ©2404, ©2405, ©2406, ©2407, ©2408, ©2409, ©2410, ©2411, ©2412, ©2413, ©2414, ©2415, ©2416, ©2417, ©2418, ©2419, ©2420, ©2421, ©2422, ©2423, ©2424, ©2425, ©2426, ©2427, ©2428, ©2429, ©2430, ©2431, ©2432, ©2433, ©2434, ©2435, ©2436, ©2437, ©2438, ©2439, ©2440, ©2441, ©2442, ©2443, 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©3159, ©3160, ©3161, ©3162, ©3163, ©3164, ©3165, ©3166, ©3167, ©3168, ©3169, ©3170, ©3171, ©3172, ©3173, ©3174, ©3175, ©3176, ©3177, ©3178, ©3179, ©3180, ©3181, ©3182, ©3183, ©3184, ©3185, ©3186, ©3187, ©3188, ©3189, ©3190, ©3191, ©3192, ©3193, ©3194, ©3195, ©3196, ©3197, ©3198, ©3199, ©3200, ©3201, ©3202, ©3203, ©3204, ©3205, ©3206, ©3207, ©3208, ©3209, ©3210, ©3211, ©3212, ©3213, ©3214, ©3215, ©3216, ©3217, ©3218, ©3219, ©3220, ©3221, ©3222, ©3223, ©3224, ©3225, ©3226, ©3227, ©3228, ©3229, ©3230, ©3231, ©3232, ©3233, ©3234, ©3235, ©3236, ©3237, ©3238, ©3239, ©3240, ©3241, ©3242, ©3243, ©3244, ©3245, ©3246, ©3247, ©3248, ©3249, ©3250, ©3251, ©3252, ©3253, ©3254, ©3255, ©3256, ©3257, ©3258, ©3259, ©3260, ©3261, ©3262, ©3263, ©3264, ©3265, ©3266, ©3267, ©3268, ©3269, ©3270, ©3271, ©3272, ©3273, ©3274, ©3275, ©3276, ©3277, ©3278, ©3279, ©3280, ©3281, ©3282, ©3283, ©3284, ©3285, ©3286, ©3287, ©3288, ©3289, ©3290, ©3291, ©3292, ©3293, ©3294, ©3295, ©3296, ©3297, ©3298, ©3299, ©3300, ©3301, ©3302, ©3303, ©3304, ©3305, ©3306, ©3307, ©3308, ©3309, ©3310, ©3311, ©3312, ©3313, ©3314, ©3315, ©3316, ©3317, ©3318, ©3319, ©3320, ©3321, ©3322, ©3323, ©3324, ©3325, ©3326, ©3327, ©3328, ©3329, ©3330, ©3331, ©3332, ©3333, ©3334, ©3335, ©3336, ©3337, ©3338, ©3339, ©3340, ©3341, ©3342, ©3343, ©3344, ©3345, ©3346, ©3347, ©3348, ©3349, ©3350, ©3351, ©3352, ©3353, ©3354, ©3355, ©3356, ©3357, ©3358, ©3359, ©3360, ©3361, ©3362, ©3363, ©3364, ©3365, ©3366, ©3367, ©3368, ©3369, ©3370, ©3371, ©3372, ©3373, ©3374, ©3375, ©3376, ©3377, ©3378, ©3379, ©3380, ©3381, ©3382, ©3383, ©3384, ©3385, ©3386, ©3387, ©3388, ©3389, ©3390, ©3391, ©3392, ©3393, ©3394, ©3395, ©3396, ©3397, ©3398, ©3399, ©3400, ©3401, ©3402, ©3403, ©3404, ©3405, ©3406, ©3407, ©3408, ©3409, ©3410, ©3411, ©3412, ©3413, ©3414, ©3415, ©3416, ©3417, ©3418, ©3419, ©3420, ©3421, ©3422, ©3423, ©3424, ©3425, ©3426, ©3427, ©3428, ©3429, ©3430, ©3431, ©3432, ©3433, ©3434, ©3435, ©3436, ©3437, ©3438, ©3439, ©3440, ©3441, ©3442, ©3443, ©3444, 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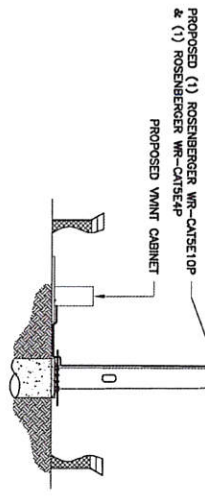
- ◆ TOP OF TOWER  
ELEV. = 147'
- ◆ (E) ANTENNAS  
ELEV. = 147'
- ◆ (E) ANTENNAS  
ELEV. = 137'
- ◆ NEW VANT ANTENNAS  
ELEV. = 120'



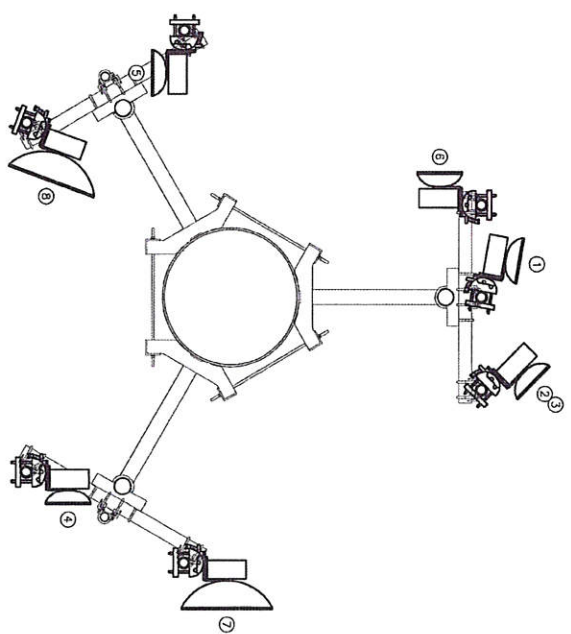
**STRUCTURAL ANALYSIS NOTE:**  
REFER TO STRUCTURAL ANALYSIS OR STRUCTURAL LETTER FOR APPROVAL OF ADDITIONAL NEW APPEARANCES.

THESE DRAWINGS ARE NOT INTENDED TO REFLECT THE STRUCTURAL INTEGRITY OF THE TOWER. THE PROPOSED ANTENNAS ARE NOT INTENDED TO BE REPRESENTATIVE IN NATURE AND DO NOT REFLECT THE ACTUAL CONFIGURATIONS REQUIRED. THE CONTRACTOR SHALL REFER TO THE ORIGINAL TOWER DRAWINGS FOR THE ORIGINAL TOWER CONDITIONS FOR TOWER CONDITIONS AND SPECIFICATIONS.

ANTENNA	AZIMUTH	FREQUENCY	POLARIZATION	CENTERLINE
1	10°	UNKN	UNKN	119'
2	45°	UNKN	UNKN	121'
3	45°	UNKN	UNKN	119'
4	50°	UNKN	UNKN	121'
5	180°	UNKN	UNKN	121'
6	270°	UNKN	UNKN	121'
7	90°	UNKN	UNKN	120'
8	110°	UNKN	UNKN	120'





**1 TOWER ELEVATION**  
SCALE: N.T.S.



**2 PROPOSED ANTENNA AZIMUTH PLAN**  
SCALE: N.T.S.

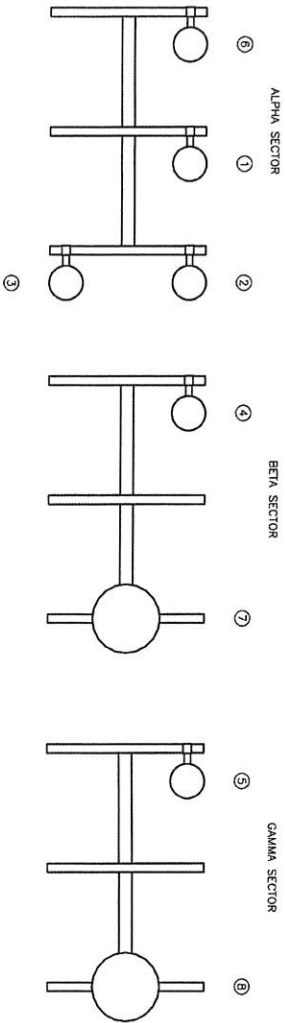


 <b>B+T GRP</b>	<p>310320</p> <h1 style="margin: 0;">NORTH OGDEN</h1> <p>2367 N RULON WHITE BLVD ODGEN, UT 84404</p> <p>EXISTING MONOPOLE</p>	<p><b>vivint.</b> wireless</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> <p>PROJECT NO: 10324001</p> <p>CHARGED BY: CWS</p> </td> <td style="width: 50%;"> <p>ISSUED FOR:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>3/20/16</td> <td>SWM</td> <td>ROSENBERGER REVIEW</td> </tr> <tr> <td>2</td> <td>3/18/16</td> <td>SWM</td> <td>PRELIMINARY REVIEW</td> </tr> <tr> <td>3</td> <td>3/18/16</td> <td>SWM</td> <td>CONSTRUCTION</td> </tr> </table> </td> </tr> </table>	<p>PROJECT NO: 10324001</p> <p>CHARGED BY: CWS</p>	<p>ISSUED FOR:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>3/20/16</td> <td>SWM</td> <td>ROSENBERGER REVIEW</td> </tr> <tr> <td>2</td> <td>3/18/16</td> <td>SWM</td> <td>PRELIMINARY REVIEW</td> </tr> <tr> <td>3</td> <td>3/18/16</td> <td>SWM</td> <td>CONSTRUCTION</td> </tr> </table>	REV	DATE	BY	DESCRIPTION	1	3/20/16	SWM	ROSENBERGER REVIEW	2	3/18/16	SWM	PRELIMINARY REVIEW	3	3/18/16	SWM	CONSTRUCTION
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		<p>B&amp;T ENGINEERING, INC.</p>																			
<p>SHEET NUMBER: C-3</p>	<p>REVISION: 0</p>	<p>IF A NOTATION OF LAW FOR ANY PERSON, INCLUDING ARCHITECTS, ENGINEERS, PLUMBERS, MECHANICAL, ELECTRICAL, OR OTHER PROFESSIONALS, IS REQUIRED TO SEAL THIS DOCUMENT.</p>																			



COLOR CODE	
BAND 1: SECTION	ALPHA = RED
	BETA = BLUE
	GAMMA = GREEN
BAND 2: POSITION	1 = RED
	2 = BLUE
	3 = GREEN
BAND 3: POLARITY	H = RED
	V = BLUE
BAND 4:	AP = RED
	RI = BLUE

ANTENNA CHART				
ANTENNA	AZIMUTH	FREQUENCY	POLARIZATION	CENTERLINE
1	10°	UNK	UNK	121°
2	45°	UNK	UNK	121°
3	90°	UNK	UNK	119°
4	135°	UNK	UNK	121°
5	180°	UNK	UNK	121°
6	225°	UNK	UNK	121°
7	30°	UNK	UNK	120°
8	110°	UNK	UNK	120°

- NEW VIVINT ANTENNAS  
ELEV. = 121'
- MOUNT HEIGHT  
ELEV. = 120'
- NEW VIVINT ANTENNAS  
ELEV. = 119'



1 ANTENNA PROFILE DETAIL  
SCALE: N.T.S.

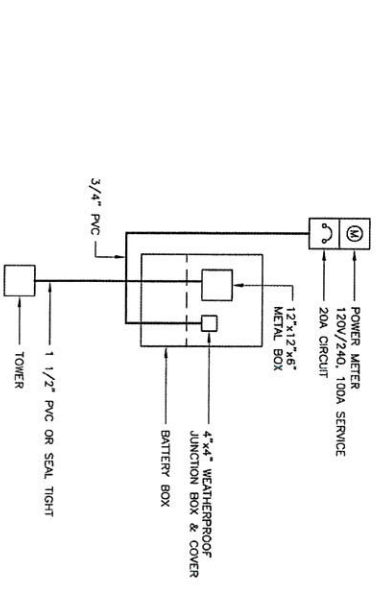
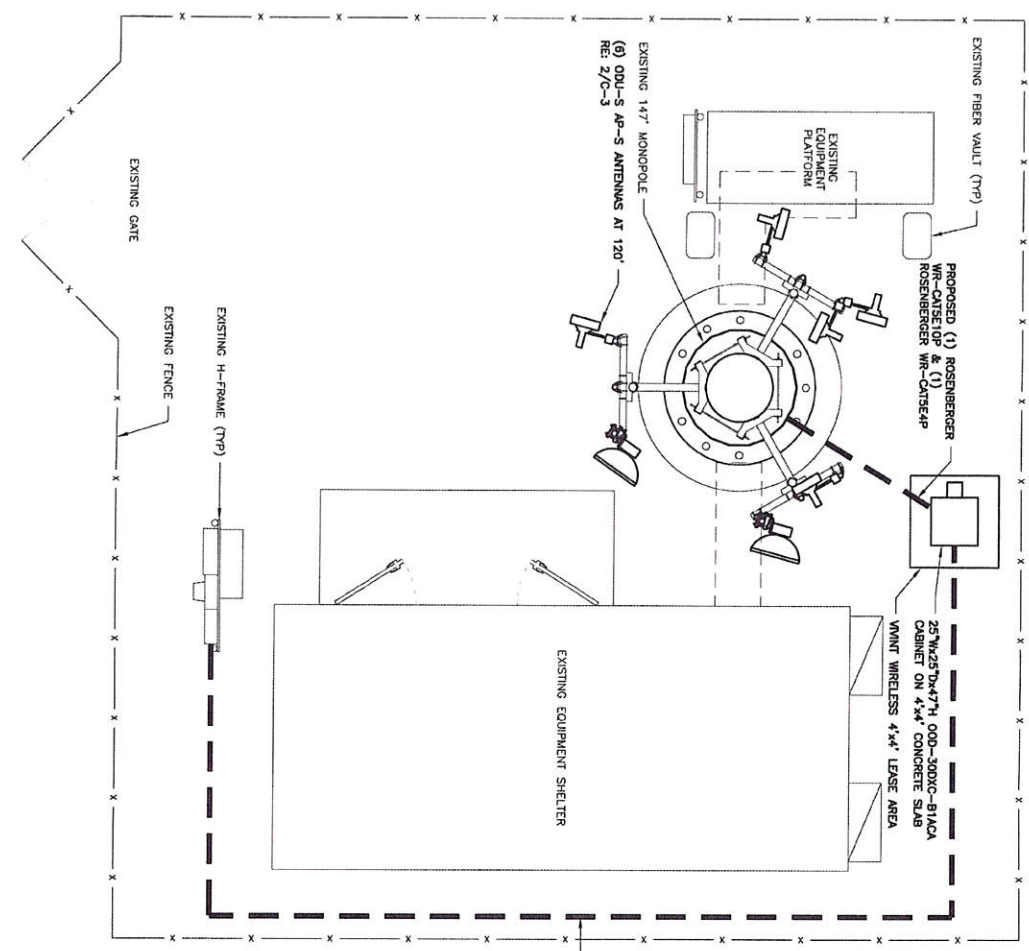
 <p><b>B+T GRP</b></p>	<p>310320</p> <h2 style="margin: 0;">NORTH OGDEN</h2> <p>2367 N RULON WHITE BLVD ODGEN, UT 84404</p> <p>EXISTING MONOPOLE</p>	<p><b>vivint.</b> wireless</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> <p>PROJECT NO: 10322-001</p> <p>CHECKED BY: CMB</p> </td> <td style="width: 50%;"> <p>ISSUED FOR:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>3/10/16</td> <td>PLAN PRELIMINARY REVIEW</td> </tr> <tr> <td>2</td> <td>3/10/16</td> <td>PLAN PRELIMINARY REVIEW</td> </tr> <tr> <td>3</td> <td>3/10/16</td> <td>PLAN CONSTRUCTION</td> </tr> </table> </td> </tr> <tr> <td colspan="2" style="text-align: center;"> <p>B&amp;T ENGINEERING, INC.</p> </td> </tr> </table>	<p>PROJECT NO: 10322-001</p> <p>CHECKED BY: CMB</p>	<p>ISSUED FOR:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>3/10/16</td> <td>PLAN PRELIMINARY REVIEW</td> </tr> <tr> <td>2</td> <td>3/10/16</td> <td>PLAN PRELIMINARY REVIEW</td> </tr> <tr> <td>3</td> <td>3/10/16</td> <td>PLAN CONSTRUCTION</td> </tr> </table>	REV	DATE	DESCRIPTION	1	3/10/16	PLAN PRELIMINARY REVIEW	2	3/10/16	PLAN PRELIMINARY REVIEW	3	3/10/16	PLAN CONSTRUCTION	<p>B&amp;T ENGINEERING, INC.</p>	
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<p>IS A REGISTERED PROFESSIONAL ENGINEER AND A LICENSED PROFESSIONAL INSTRUMENT REGISTERED IN THE STATE OF UTAH</p>																			
<p>SHEET NUMBER: <b>C-5</b></p>			<p>REVISION: <b>0</b></p>																





**1** ELECTRICAL PLAN  
SCALE: 1" = 10'



**2** ONE LINE DIAGRAM  
SCALE: N.T.S.



 <p><b>B+T GRP</b></p>	<p><b>vivint. wireless</b></p>	<p>310320</p> <h1 style="margin: 0;">NORTH OGDEN</h1> <p>2367 N RULON WHITE BLVD ODGEN, UT 84404</p> <p>EXISTING MONOPOLE</p>	<p>PROJECT NO: 10532.001</p> <p>CHECKED BY: CWB</p>	<p>ISSUED FOR:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>3/7/16</td> <td>SMALL PRELIMINARY REVIEW</td> </tr> <tr> <td>0</td> <td>3/7/16</td> <td>SMALL CONSTRUCTION</td> </tr> </tbody> </table>	REV	DATE	DESCRIPTION	A	3/7/16	SMALL PRELIMINARY REVIEW	0	3/7/16	SMALL CONSTRUCTION
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<p>SHEET NUMBER: <b>E-1</b></p> <p>REVISION: <b>0</b></p>		<p>B+T ENGINEERING, INC.</p>											



# 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) Vivint Wireless, Inc		Mailing Address of Property Owner(s) 4931 N 300 W Provo, UT 84604	
Phone 801-377-9111	Fax 801-377-4116		
Email Address (required) jhruban@vivint.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) Jason Hruban		Mailing Address of Authorized Person 4931 N 300 W Provo, UT 84604	
Phone 801-636-0722	Fax 801-377-4116		
Email Address jhruban@vivint.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

## Property Information

Project Name Vivint Rulon White Cell Tower	Total Acreage	Current Zoning
Approximate Address 2344 N Rulon White Blvd Ogden, UT 84404	Land Serial Number(s)	

Proposed Use  
Cell Tower

Project Narrative

Vivint Wireless desires to add mounts and antennas to the existing cell tower/monopole at a new RAD height of 120'. The mounts and antennas are similar to other equipment currently installed on the tower and the overall equipment array is the same as current equipment arrays. There will also be a 4x4 pad installed for the ground equipment which will be inside of the existing compound.