



Staff Report for Administrative Design Review Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a design review application to install a 50 foot antenna to transmit meter read data for the Weber Basin Water Conservancy District.

Agenda Date: Wednesday, April 12, 2017

Applicant: Weber Basin Water Conservancy District

Agent: Darren Hess

Type of Decision: Administrative

File Number: DR 2017-04

Property Information

Approximate Address: 10000 West 900 South, Ogden

Project Area: 2.08 Acres

Zoning: M-3

Existing Land Use: Water storage tank

Proposed Land Use: Meter read data transmission

Parcel ID: 10-039-0008

Township, Range, Section: T6N, R3W, Section 18

Adjacent Land Use

North:	Manufacturing	South:	Manufacturing
East:	Manufacturing	West:	Manufacturing

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us
801-399-8766

Report Reviewer: RK

Applicable Ordinances

- Title 102 (Administration) Chapter 1 (General Provisions) Section 2 (Planning Director Authority)
- Title 104 (Zones) Chapter 25 Manufacturing (M-3)
- Title 108 (Standards) Chapter 1 (Design Review)
- Title 108 (Standards) Chapter 7 (Towers)
- Title 108 (Standards) Chapter 10 (Public Buildings and Public Utility Substations and Structures)

Background and Summary

The applicant, Weber Basin Water Conservancy District, is seeking approval of a design review application for the installation of a 50 foot antenna located at approximately 10000 West 900 South, Ogden. The antenna is part of the District's Advanced Metering Infrastructure (AMI) and would transmit meter read data from secondary water meters throughout the District's secondary water system in Weber County, back to District Headquarters for processing. The proposed use is being reviewed as a "public utility", a permitted use in the Manufacturing M-3 Zone. All applications for a land use permit that are "public and quasi-public uses" are required to have a design review approved prior to the issuing of any land use or building permit.

As stated in the Uniform Land Use Code of Weber County (LUC) §108-1-2, "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." The proposed antenna and new buried power line will have a footprint of approximately 810 square feet and can be administratively approved.

The proposal meets the Design Review and the Manufacturing M-3 zoning requirements of Weber County Land Use Code. The following section is staff's evaluation of the request.

Analysis

General Plan: The proposed use conforms to the Western Weber General Plan by supporting the development of secondary water systems in Western Weber.

Zoning: Public buildings and utilities are a permitted use in the in the Manufacturing M-3.Zone. Per LUC§108-10-2 there is not a minimum lot area for a public utility substation and the setbacks shall maintain the minimum yard setbacks per the applicable zone. The M-3 zone restricts any structure closer than 50 feet to any street or highway.

Design Review: The M-3 zone mandates a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of buildings remains orderly and harmonious with the surrounding neighborhood. Certain areas of the design review are only applicable due to the nature of the request. As part of this review, staff has considered the applicable matters based on the proposed conditional use and imposed conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

- *Considerations relating to traffic safety and traffic congestion.* The proposal is not considered large scale construction, therefore considerable traffic congestion or delay is not anticipated.
- *Considerations relating to landscaping.* The disturbed ground area will be approximately 810 square feet, mostly due to the trenching of the power line, which will be buried, allowing the disturbed area to appear as it did prior to the placement of the power line. As outlined in LUC § 108-1-4, "a minimum landscape space of ten percent of the project area shall be provided with consideration of drought resistant water conserving landscape materials, or as required by the Ogden Valley Architectural and Landscape chapter." This standard has been added to the recommended conditions of approval.
- *Considerations relating to buildings and site layout.* The antenna will be 50 feet tall and will be placed in a 3'x3' foot area approximately 15 feet from an existing water storage tank. According to the site plan, the location of the antenna will meet the site development standards of the M-3 zone, including the requirements of LUC §104-25-4 and LUC §104-25-5.
- *Considerations relating to utility easements, drainage, and other engineering questions.* The applicant will need to adhere to all conditions of the Engineering Division including but not limited to storm water and surface water drainage, retention facilities, and site clean-up of the property. A condition has been made part of the Planning Division's recommendations to ensure that this standard is met.

Staff Recommendation

Staff recommends approval of the design review application for the installation of a 50 foot meter read antenna located at approximately 10000 West 900 South, Ogden. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. Prior to starting construction the design review must be approved and a land use permit must be issued.
2. The proposal must meet the landscaping requirements of LUC § 108-1-4.

This recommendation is based on the following findings:

1. The proposed use conforms to the Western Weber General Plan.
2. The proposed use, if conditions are imposed, will not be detrimental to the public health, safety, or welfare.
3. The proposed use, if conditions are imposed, will comply with applicable County ordinances.
4. The proposed use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Administrative Approval

Administrative approval of the Little Mountain AMI Antenna is hereby granted based upon its compliance with the Weber County Land Use Code.

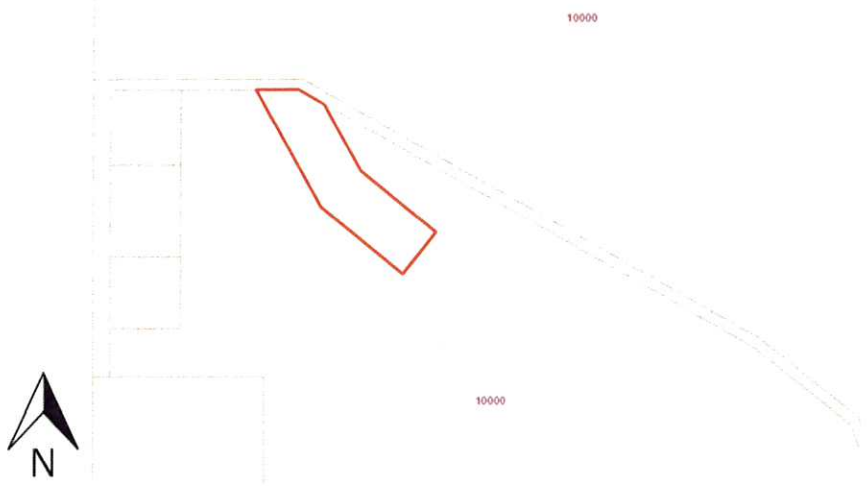
Date of Administrative Approval: 4/19/17


Rick Grover
Weber County Planning Director

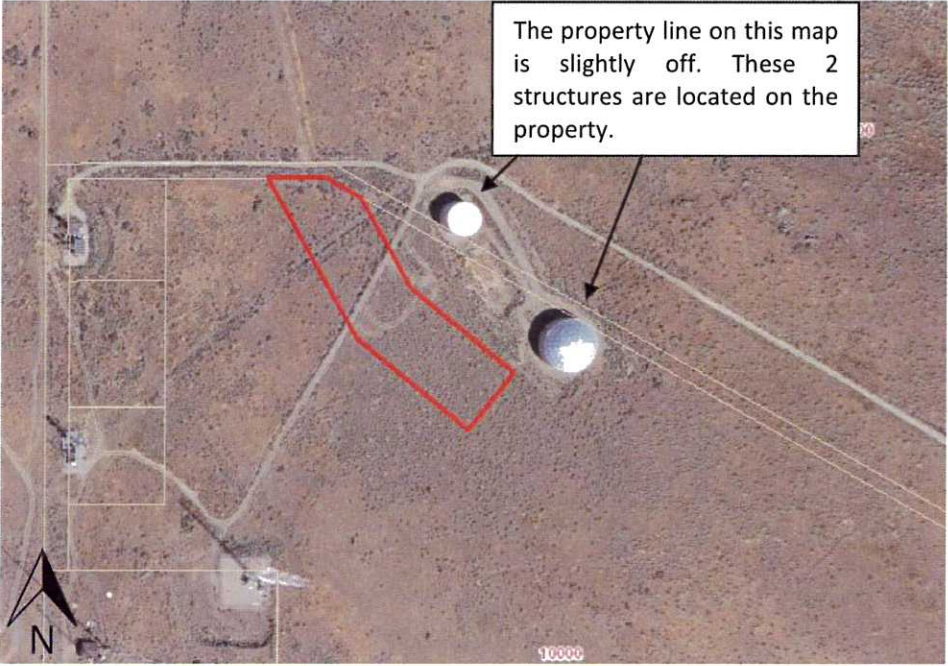
Exhibits

- A. Design Review Application
- B. Site plan

Area Map 1



Area Map 2



Weber County Design Review Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed 03/13/2017	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Property Owner Contact Information			
Name of Property Owner(s) Weber Basin Water Conservancy District		Mailing Address of Property Owner(s) 2837 East Highway 193 Layton, UT 84040	
Phone 801-771-1677	Fax		
Email Address (required) rolsen@weberbasin.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) Darren Hess		Mailing Address of Authorized Person 2837 East Highway 193 Layton, UT 84040	
Phone 801-771-1677	Fax		
Email Address dhess@weberbasin.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Information			
Project Name AMI Antenna Installation Project		Current Zoning M-3	Total Acreage 2.08
Approximate Address 10000 West 900 South Ogden, UT 84404		Land Serial Number(s) 10-039-0008	
Proposed Use Quasi Public			
<p>Project Narrative The Weber Basin Water Conservancy District is proposing the installation of a 50-foot tall antenna (see attached site plan) at its property located at Little Mountain, where it currently has two water storage tanks. The antenna is part of the District's Advanced Metering Infrastructure (AMI) and would transmit meter read data from secondary water meters throughout the District's secondary water system in Weber County, back to District Headquarters for processing.</p>			

Property Owner Affidavit

I (We), Weber Bastin Water, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

[Signature]
(Property Owner)

(Property Owner)



Subscribed and sworn to me this 10 day of March, 20 17

[Signature]
(Notary)

Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

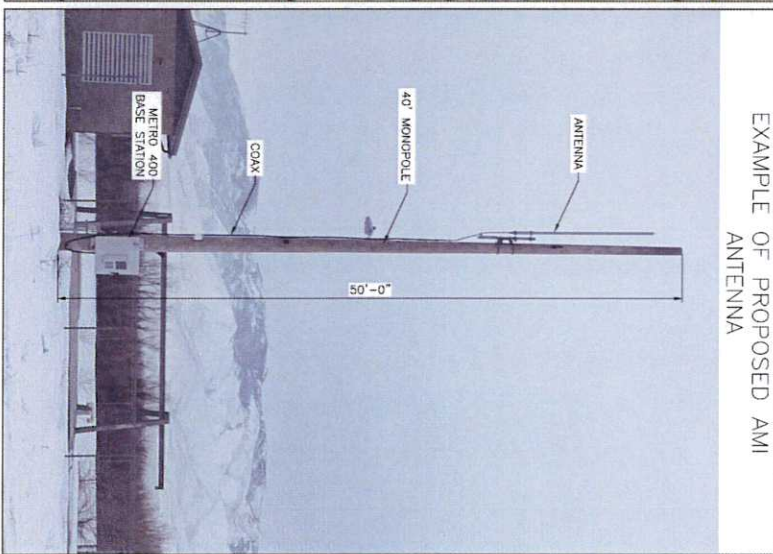
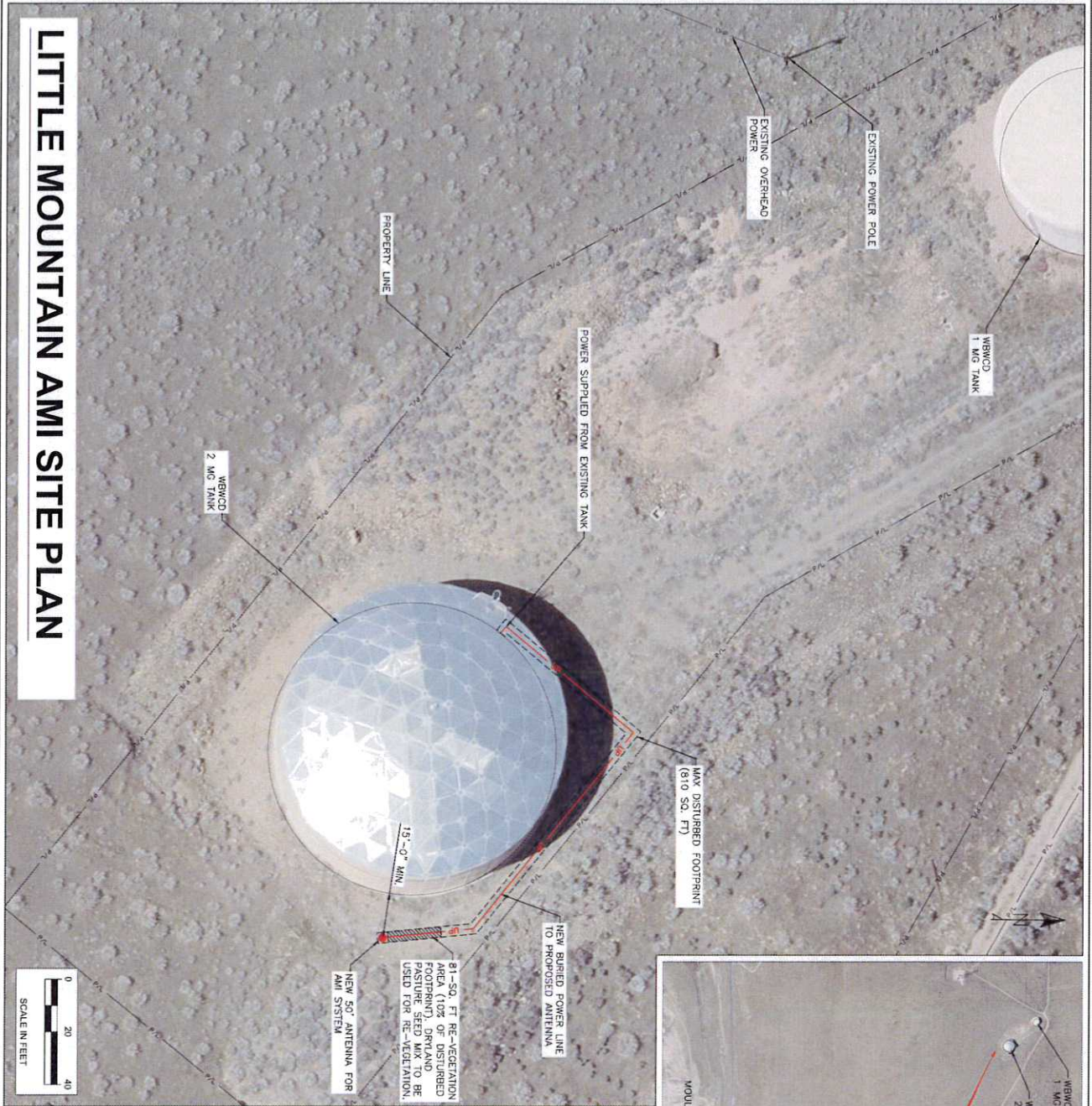
(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20 _____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

(Notary)

LITTLE MOUNTAIN AMI SITE PLAN



2017 AMI PROJECT LITTLE MOUNTAIN SITE PLAN C-101	REVISION NO. DESCRIPTION BY APRIL DATE	PRELIMINARY PLANS NOT FOR CONSTRUCTION	WEBER BASIN WATER CONSERVANCY DISTRICT
	TITLE: LITTLE MOUNTAIN AMI SITE DRAWN BY: ROL CHECKED BY: ROL DATE: 4/13/2017 PROJECT: 2017 WEBER BASIN PROJECT SHEET NUMBER: C-101	PROJECT: 2017 WEBER BASIN PROJECT SHEET NUMBER: C-101	