



# Staff Report for Administrative Design Review Approval

Weber County Planning Division

## Synopsis

### Application Information

|                             |  |
|-----------------------------|--|
| <b>Application Request:</b> | 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. |
| <b>Agenda Date:</b>         | Wednesday, April 19, 2017  |
| <b>Applicant:</b>           | Weber Basin Water Conservancy District   |
| <b>Agent:</b>               | Darren Hess  |
| <b>Type of Decision:</b>    | Administrative   |
| <b>File Number:</b>         | DR 2017-04   |

### Property Information

|                                  |                              |
|----------------------------------|------------------------------|
| <b>Approximate Address:</b>      | 10000 West 900 South, Ogden  |
| <b>Project Area:</b>             | 2.08 Acres                   |
| <b>Zoning:</b>                   | M-3                          |
| <b>Existing Land Use:</b>        | Water storage tank           |
| <b>Proposed Land Use:</b>        | Meter read data transmission |
| <b>Parcel ID:</b>                | 10-039-0008                  |
| <b>Township, Range, Section:</b> | T6N, R3W, Section 18         |

### Adjacent Land Use

|               |               |               |               |
|---------------|---------------|---------------|---------------|
| <b>North:</b> | Manufacturing | <b>South:</b> | Manufacturing |
| <b>East:</b>  | Manufacturing | <b>West:</b>  | Manufacturing |

### Staff Information

|                          |  |
|--------------------------|--|
| <b>Report Presenter:</b> | Steve Burton<br>sburton@co.weber.ut.us<br>801-399-8766 |
| <b>Report Reviewer:</b>  | 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.

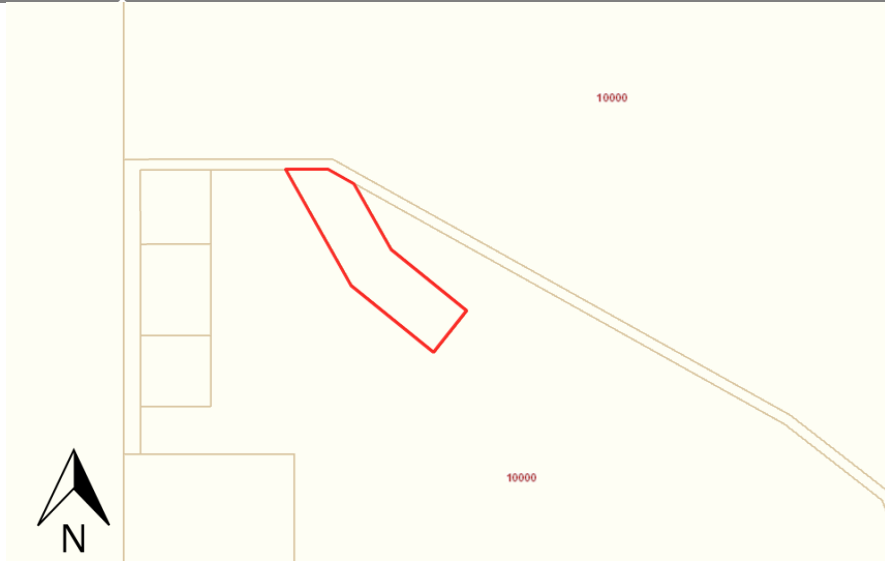
Date of Administrative Approval: \_\_\_\_\_.

\_\_\_\_\_  
Rick Grover  
Weber County Planning Director

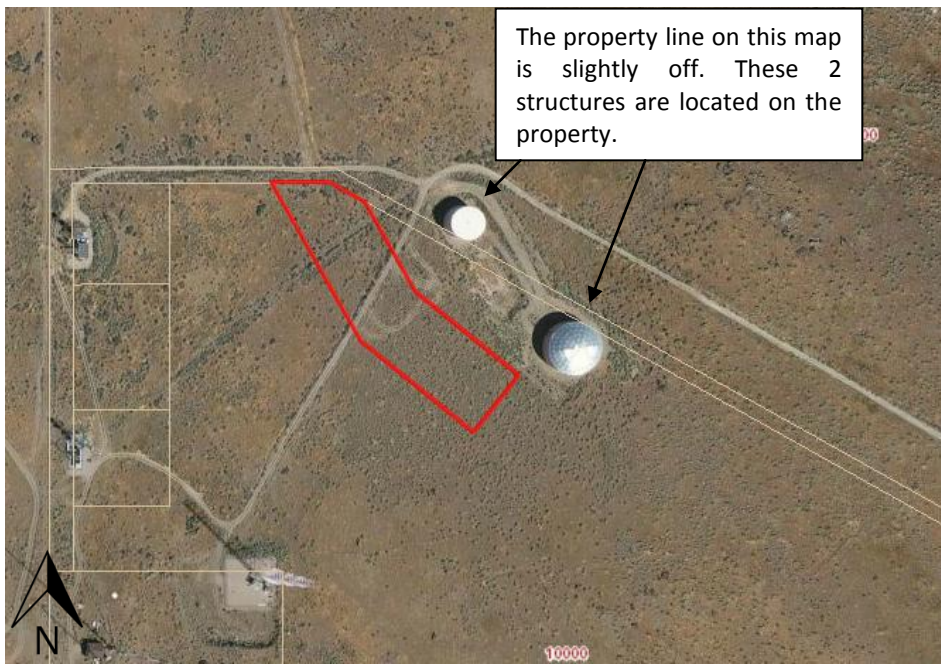
### Exhibits

- 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<br>03/13/2017   | Fees (Office Use) | Receipt Number (Office Use)  | File Number (Office Use) |
| <b>Property Owner Contact Information</b>  |                   |  |                          |
| Name of Property Owner(s)<br>Weber Basin Water Conservancy District  |                   | Mailing Address of Property Owner(s)<br>2837 East Highway 193<br>Layton, UT 84040  |                          |
| Phone<br>801-771-1677  | Fax               |  |                          |
| Email Address (required)<br>rolsen@weberbasin.com  |                   | Preferred Method of Written Correspondence<br><input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail |                          |
| <b>Authorized Representative Contact Information</b>   |                   |  |                          |
| Name of Person Authorized to Represent the Property Owner(s)<br>Darren Hess  |                   | Mailing Address of Authorized Person<br>2837 East Highway 193<br>Layton, UT 84040  |                          |
| Phone<br>801-771-1677  | Fax               |  |                          |
| Email Address<br>dhess@weberbasin.com  |                   | Preferred Method of Written Correspondence<br><input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail |                          |
| <b>Property Information</b>  |                   |  |                          |
| Project Name<br>AMI Antenna Installation Project   |                   | Current Zoning<br>M-3  | Total Acreage<br>2.08    |
| Approximate Address<br>10000 West 900 South<br>Ogden, UT 84404   |                   | Land Serial Number(s)<br>10-039-0008   |                          |
| Proposed Use<br>Quasi Public   |                   |  |                          |
| <p>Project Narrative<br/>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 Basin 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.

Danner Hess  
(Property Owner)

(Property Owner)



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

Rebecca Daniela Delius  
(Notary)

**Authorized Representative Affidavit**

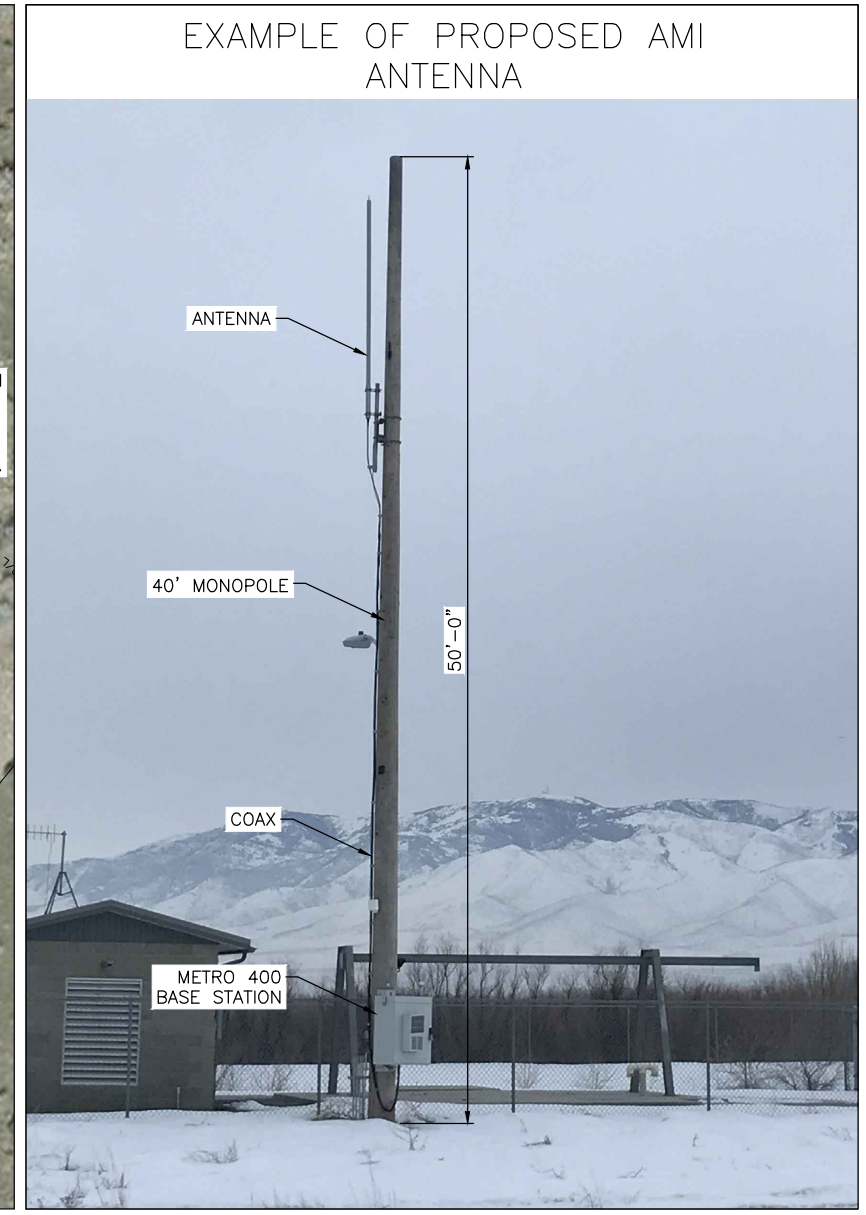
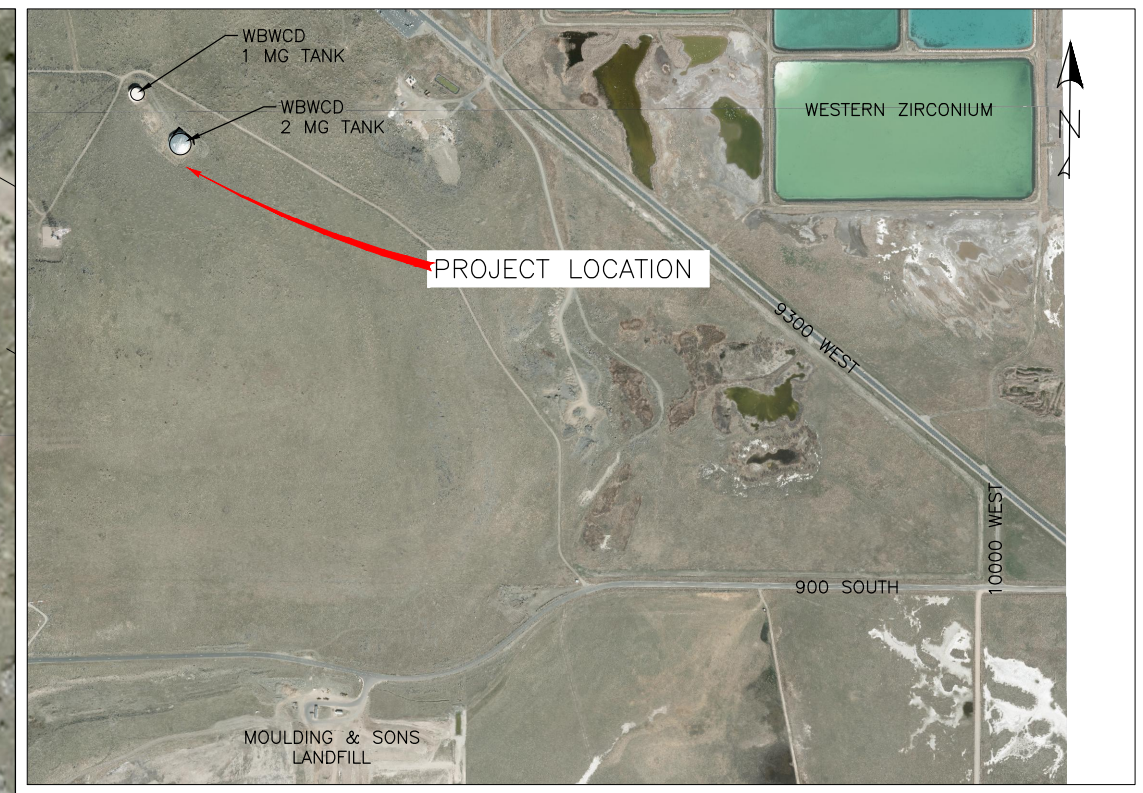
I (We), \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), \_\_\_\_\_, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering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

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

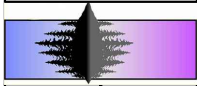
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, personally appeared before me \_\_\_\_\_, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

\_\_\_\_\_  
(Notary)



# LITTLE MOUNTAIN AMI SITE PLAN

WEBER BASIN  
WATER  
CONSERVANCY  
DISTRICT



PRELIMINARY  
PLANS  
  
NOT FOR  
CONSTRUCTION

| REVISION | DESCRIPTION | BY | APPR. | DATE |
|----------|-------------|----|-------|------|
| 5        |             |    |       |      |
| 4        |             |    |       |      |
| 3        |             |    |       |      |
| 2        |             |    |       |      |
| 1        |             |    |       |      |

2017 AMI PROJECT  
  
LITTLE MOUNTAIN  
SITE PLAN

FILE: LITTLE MOUNTAIN AMI SITE...-SP  
DRAWN BY: RJO  
Design by: RJO  
CHECKED BY:  
ONE INCH  
AT FULL SIZE, IF NOT ONE  
INCH, SCALE ACCORDINGLY  
LAST UPDATED: 4/10/2017  
SHEET NUMBER:  
**C-101**

Plot Date: 10/20/17 12:29 PM Plotted By: Riley Olsen  
Date Created: 10/20/17 I:\PROJECTS\2017 SENIUS AMI PROJECT\CAD\LITTLE MOUNTAIN AMI SITE\_C-SP.DWG