



Weber County Planning Division

Design Review Administrative Approval (Ogden City Communications Pole)

Site Plan Name: Ogden City Communications Pole (DR 2011-17)

Date Submitted: December 15, 2011

Land Serial Number: 21-009-0014

Approximate Address: 774 North 7100 East (Approximate)

Planning Division Staff Review: Sean Wilkinson

Background

Ogden City is requesting approval to establish a communication link between their wells in Eden and their water treatment plant in Ogden Canyon. The communication link consists of antennas and a transmitter attached to a 15 foot tall wood utility pole. The pole will be located in the right-of-way for 7100 East (SR 166) on a piece of property that is owned by Weber County. Although the pole will be located within the right-of-way, it is on top of a small hill on the east side of the right-of-way, outside of the traveled surface and shoulder. This project qualifies for administrative approval because the project area is less than one acre and the utility pole has no structures associated with it.

Planning Division Review

▪ **Are the applicable requirements of the Weber County Zoning Ordinance complete?**

Staff has determined that Chapter 5B (AV-3 Zone) and Chapter 36 (Design Review) apply to this project. These ordinances have been complied with in the following ways:

- The AV-3 Zone allows for accessory buildings and uses which are customarily incidental to other permitted or conditional uses. Although Ogden City's wells are located in an S-1 Zone, both the AV-3 and S-1 Zones allow for Public Utility Substations, and this use is clearly customarily incidental to Ogden City's well site. The communication link between the well site and the water treatment plant will help to ensure the safety and functionality of Ogden City's public water system.
- The communications pole is located within a road right-of-way, and therefore, the typical AV-3 Zone setbacks do not apply. The single pole is not considered a public utility substation, as explained previously, so the setbacks for a public utility substation also are not applicable.

- Although setbacks do not apply to the pole, it will be located on a small hill in an area away from the traveled surface of the road. The pole is a maximum of 15 feet tall and is shorter than other utility poles nearby. A rendering of the pole as seen from the driveway of the nearest and most impacted dwelling has been provided. Based on this rendering, the pole will not obstruct views from the dwelling.
 - There is no noise or light generated by the communications link, nor is there any fencing or signage associated with it. Ogden City has provided information for the property owners most affected by the location of the pole. Weber County also sent notices to the property owners within Quist Subdivision on December 28, 2011. The property owners had until January 5, 2012 to respond to the notice. The Planning Division has received no comments as of January 9, 2012.
 - **Are review agency conditions and requirements complete?**
 - The Weber County Building Inspection Division is requiring an electrical permit for power to be hooked up to the communications pole.
 - The Weber County Engineering Division is requiring an excavation permit and a storm water activity permit to be completed prior to construction (see attached letter). In addition, they are requesting a more detailed plan showing how close the pole is to the edge of oil.
 - A license agreement between Ogden City and Weber County for use of the County's property is required to be signed.
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Planning Division Findings

- The application was submitted and deemed complete on December 15, 2011
- The requirements of Chapters 5-B and 36 have been complied with as described above.
- Review agency requirements can be complied with

Based upon the findings listed above, the site plan for Ogden City to add a communications pole is hereby approved.

Date of Administrative Approval: Monday, January 9, 2012



Robert O. Scott
Weber County Planning Director

Exhibits

- A. Ogden City Request Letter
- B. Location Map
- C. Communications Pole Renderings

The exhibits are considered the approved documents associated with this site plan.

Exhibit A



Management Services Department
Fleet and Facilities Division
175 W 29th Street, Ogden, Utah 84401

October 31, 2011

Mr. Nate Pierce
Weber County Operations Manager
444 24th Street
Ogden, Utah 84401
801-625-3878

Nate,

Ogden City is currently looking for a way to establish a permanent communication link between the well sites located in Eden and the Water Treatment Plant located in Ogden Canyon. This link would provide security and control of the well facilities.

In order to establish this link Ogden City would like to erect a wooden pole on parcel 21-009-0014 (refer to attached maps for exact location.) The pole would be approximately 15 feet tall and will have antennas and a transmitter attached to it. Power to the pole will be provided by Rocky Mountain Power.

Ogden City is requesting a license to use the land to install the pole. If you have any questions I can be reached at (801) 629-8340.

Sincerely,

A handwritten signature in black ink, appearing to read "Richard Brookins". The signature is stylized with loops and a long horizontal stroke at the end.

Richard Brookins
Fleet / Facilities Manager

Exhibit B 1/2

STOKER LN



GIS Disclaimer
This is not an official map but for reference use only. The data was compiled from the best sources available, so various errors may be inherent on the map. All boundaries shown are approximate and should not be used for legal purposes. The City of Weber County does not warrant the accuracy of the data shown on this map. This map is a representation of ground features and is not a legal document of their locations. The scale represented is approximate, so this is NOT a Survey or Engineering grade map and should be used by no means be used as such. This map is for informational purposes only and is not responsible or liable for any derivative or misuse of this map.



*
APPROXIMATE
LOCATION

Unincorporated

700 N ST

7100 E ST

UBUC
(are Feet)

STRUCTURE, 2% GRAVEL
10% GRAVEL

STRUCTURE, 2% GRAVEL
0% GRAVEL
0% GRAVEL

2/2

W 1/4 CORNER SEC. 6
T8N R2E S18W
GOOD CONDITION

SW CORNER SEC 6
T8N R2E S18W
AS PER WEBER
COUNTY DATA

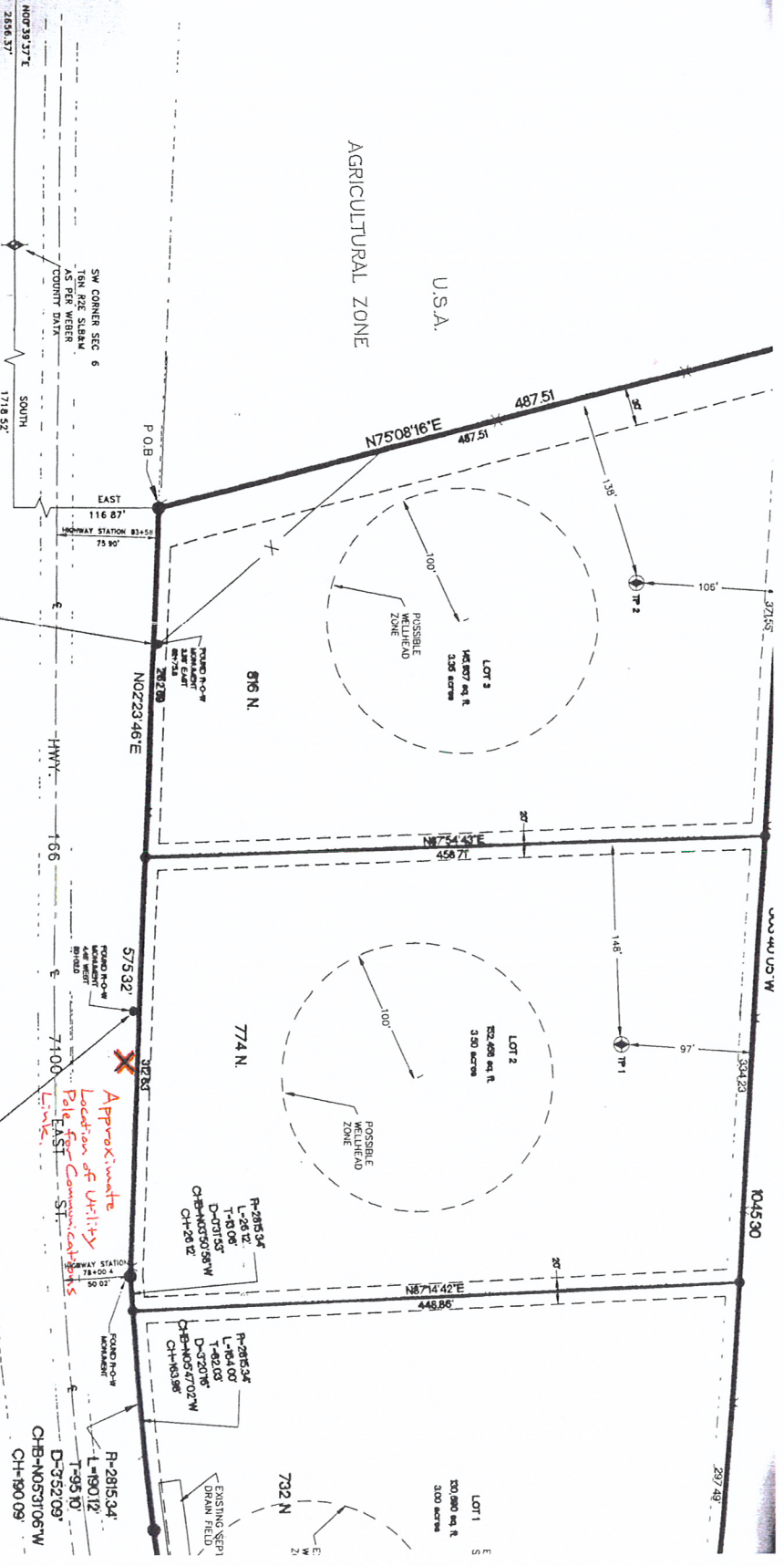
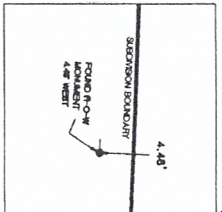
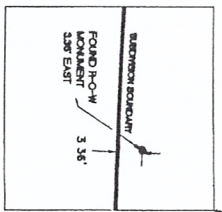
AGRICULTURAL ZONE

U.S.A.

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OF FARM MACHINERY AND NO ALLOWED AGRICULTURAL USE SHALL BE SUBJECT

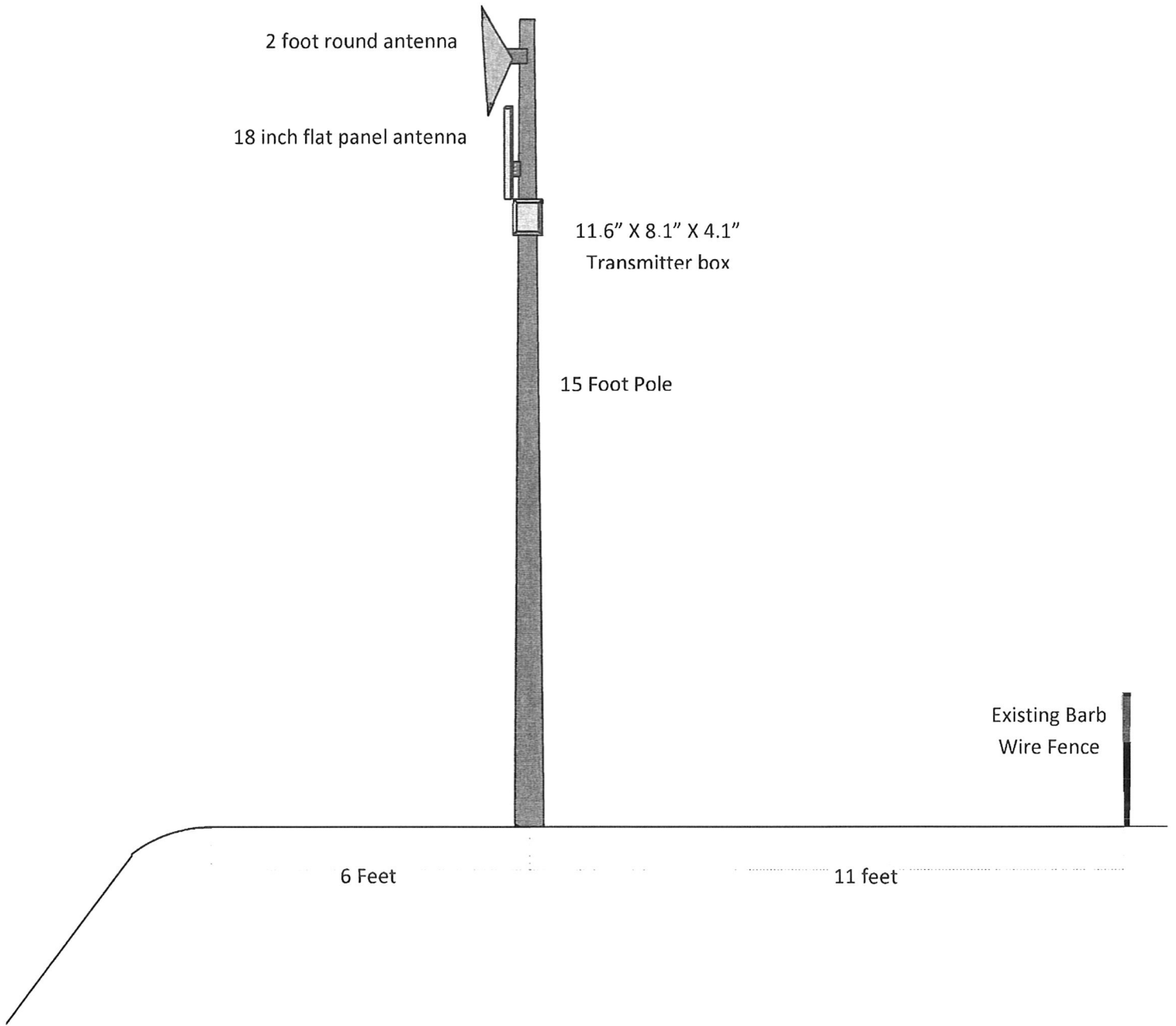
AGRICULTURAL STATEMENT



U.S.A.

R

Exhibit C 1/2



From Dunn's Driveway

