



Staff Report to the Weber County Planning Division

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a conditional use permit application for modifications to an existing wireless telecommunication facility.

Type of Decision: Administrative

Agenda Date: Monday, August 12, 2019

Applicant: KBC Leasing, LLC

Authorized Agent: Janet Keller, Powder River Development

File Number: CUP# 2019-08

Property Information

Approximate Address: 4909 E Willow Brook Ln, Eden, 84310

Project Area: 4,900 square ft

Zoning: Commercial Valley (CV-2) Zone

Existing Land Use: Wireless telecommunication facility

Proposed Land Use: Wireless telecommunication facility

Parcel ID: 22-300-0001

Township, Range, Section: Township 7 North, Range 1 East, Section 27

Adjacent Land Use

North: Vacant	South: Agriculture
East: North Wolf Creek Drive	West: Water Retention Ponds

Staff Information

Report Presenter: Felix Lleverino
fleverino@co.weber.ut.us
801-399-8767

Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Definitions
- Title 104, Chapter 21 Commercial Valley (CV-2)
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 2 Ogden Valley Architectural, Landscape, and Screening Design Standards
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 7, Supplementary and Qualifying Regulations, Fencing Requirements

Development History

On January 18, 2013, A Notice of Decision was issued for this 100' monopole to co-locate multiple providers.

On February 20, 2018 approval to modify this existing telecommunication facility was heard and unanimously approved by the Ogden Valley Planning Commission based on the following conditions:

1. All doors, vents, and equipment be painted to catch the shelter colors
2. Equipment, signage, decals, and warning stickers be screened from public view
3. The pole remains a non-reflective galvanized steel color

Summary and Background

The applicant is requesting approval to modify a wireless telecommunication facility at approximately 4909 E Willow Brook Lane. The proposal includes upgrading 3 antennas, that will be attached to the monopole at the height of 85 feet, and adding a ground level receiver within the existing equipment shelter.

Conditional use permits should be approved as long as any harmful impact is mitigated. The Uniform Land Use Code of Weber County, Utah (LUC) already specifies certain standards necessary for mitigation of harmful impact to which the proposal must adhere. The following section is the staff's evaluation of the request.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by providing a utility for the current and long term needs of the community (Ogden Valley General Plan, Chapter 7: Utilities and Public Services).

Zoning: The subject property is located within the Commercial Valley (CV-2) Zone. The purpose of the CV-2 Zone can be further described in LUC §104-21-1 as follows:

The purpose of the forest residential zone is to provide an area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.

A public utility substation in the CV-2 Zone requires a conditional use permit this application is present before the Planning Director for administrative approval for minor changes to an existing and previously approved telecommunication facility. The planned upgrades/modification will not increase the tower height nor will they expand the project site.

Conditional Use Review: As part of this review, the Planning Division shall consider the following bullet pointed items to base additional conditions that would address deficiencies:

- Considerations relating to traffic safety and traffic congestion: Access to the site is via a private entrance shared by a self-storage (storage units) facility. Service vehicles will enter the storage facility to access the cell tower site.
- Considerations relating to landscaping: Landscaping as required by the Weber County Design Review is already in place from the previous approval on February 20, 2018.
- Considerations relating to buildings and site layout: The existing double-swinging 12' access gate and six-foot block wall serves at the boundary to keep out trespassers. All the associated cell tower equipment is within the enclosure.
- Considerations relating to utility easements, drainage, and other engineering questions: The Engineering division has stated no concerns with the project.
- Considerations associated with any rezoning agreement planned commercial or manufacturing rezoning, or planned residential unit development approval: There are no concerns with regard to this consideration.
- Safety for persons: "This T-Mobile site operates under FCC license and is in compliance with all FCC guidelines."

Fencing Requirements: Weber County LUC § 108-7-3 Fencing requirements: "Projects may be encompassed in whole or in part by a perimeter fence of not more than six feet in height, subject to design review and provided that access to lots is allowed only from approved interior public or private streets that are part of the approved subdivision or project." The applicant has agreed to comply with this fencing enclosure requirement.

Public Notice: Public notice for a minor change of this nature does warrant sending a public courtesy notice.

Tax Clearance: There is not outstanding tax history related to this property.

Staff Recommendation

The Planning Division recommends approval of file# CUP 2019-08, a request for approval of a Conditional Use Permit to modify an existing telecommunication cellular site. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. The applicant shall maintain the site with a good visual appearance and structural integrity.
2. The applicant shall adhere to all federal, State and County ordinances.

This recommendation is based on the following findings:

1. The proposed use conforms to the Weber County Code.
2. The proposed use will not cause harm to the natural surroundings.
3. The proposed use will not be detrimental to the public health, safety, or welfare by adhering to FCC regulation.
4. The proposed use complies with applicable County ordinances.
5. The proposed use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Administrative Approval

The Weber County Planning Division grants administrative final approval of a Conditional Use Permit to modify an existing telecommunication cellular site based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: 8/12/19


Rick Grover
Weber County Planning Director

Exhibits

- A. Application
- B. Site and Building Plan

Map 1



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)
Property Owner Contact Information			
Name of Property Owner(s) KBC Leasing LLC		Mailing Address of Property Owner(s) 5393 E 3850 N Eden, UT 84310	
Phone	Fax		
Email Address		Preferred Method of Written Correspondence <input 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) Janet Keller/Powder River Development		Mailing Address of Authorized Person 408 S Eagle Road Suite 200 Eagle, ID 83616	
Phone 208-963-4016	Fax		
Email Address janet.keller@powderriverdev.com		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Information			
Project Name ATC TMO 280216 Wolf Creek		Total Acreage	Current Zoning
Approximate Address 4780 Wolf Creek Drive Eden, UT 84310		Land Serial Number(s) 22-300-0001	
Proposed Use telecommunication facility			
Project Narrative At antenna level, remove (3) antenna & (3) RRU and install (3) antennas & (3) RRU. At ground level, install (1) BB 6630			

Basis for Issuance of Conditional Use Permit

That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the community:

This equipment upgrade project in your jurisdiction will improve cell coverage.

That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complimentary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs:

That the proposed use will comply with the regulations and conditions specified in this Ordinance for such use:

That the proposed use conforms to the goals, policies and governing principles and land use of the General Plan for Weber County:

That the proposed use will not lead to the deterioration of the environment or ecology of the general area, nor will produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally effect, to any appreciable degree, public and private properties including the operation of existing uses thereon, in the immediate vicinity of the community or area as a whole

Property Owner Affidavit

I (We) _____, 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.

(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20 _____.

(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)



ATC ASSET #:
280216

SITE NAME:
WOLF CREEK

SITE NUMBER:
SL03051A

FILE NAME:
280216_SL03051A_MODIFICATION_PCD_REV A_05172019

LOCATION:
4780 WOLF CREEK DRIVE, EDEN, UT 84310
41.31935°, -111.82952°

**100' MONOPOLE
MODIFICATION**

SITE INFORMATION

TOWER MANAGER: AMERICAN TOWER
10 PRESIDENTIAL WAY
WOBBURN, MA 01801
SITE ADDRESS: 4780 WOLF CREEK DRIVE
EDEN, UT 84310
COUNTY: WEBER
UTSR#: 411183V
UTSR#: 41118399Z
GROUND ELEVATION: 5689' AMSL
OCCUPANCY TYPE: UNMANNED
ZONING JURISDICTION: WEBER COUNTY
CH-7
PARCEL NUMBER: 21-300-0001
POWER PROVIDER: ROCKY MOUNTAIN POWER
TELCO PROVIDER: CENTURION

CONTACT INFORMATION

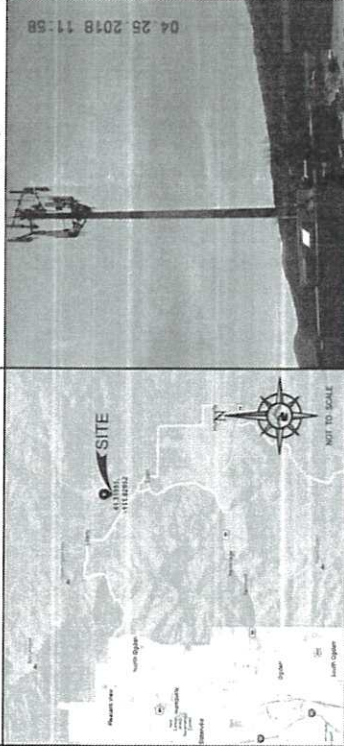
ATC SERVICES: POWDER RIVER DEVELOPMENT SERVICES, LLC
408 S. EAGLE ROAD, SUITE 200
EAGLE, ID 83616
PHONE: 208.838.8844
EMAIL: bron.hume@powderriverdev.com

SITE ACQUISITION: POWDER RIVER DEVELOPMENT SERVICES, LLC
408 S. EAGLE ROAD, SUITE 200
EAGLE, ID 83616
CONTACT: JIMMY KELLER
121 ELECTRON ROAD, SUITE 330
COWPERT, UT 84420
PHONE: 801.881.3331
EMAIL: jimmy.keller@powderriverdev.com

APPLICABLE CODES: T-MOBILE WEST LLC
121 ELECTRON ROAD, SUITE 330
COWPERT, UT 84420
PHONE: 801.881.3331
EMAIL: jimmy.keller@powderriverdev.com

TOWER CONTACT: AMERICAN TOWER
14100 CANAL BLVD, SUITE 450
IRVINE, CA 92612
CONTACT: STEVE RAMIREZ
14100 CANAL BLVD, SUITE 450
IRVINE, CA 92612
EMAIL: stephan.ramirez@americantower.com

VICINITY MAP



SITE PHOTO

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION OF THE PROJECT. THESE DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY INCUR CHANGES OR MODIFICATIONS.

REGULATORY: _____ DATE: _____
DEVELOPMENT MGR: _____ DATE: _____
PROJECT MGR: _____ DATE: _____
RF MGR: _____ DATE: _____
CONST. MGR: _____ DATE: _____
SITE ACQ. MGR: _____ DATE: _____
CARRIER CM: _____ DATE: _____
PROPERTY OWNER: _____ DATE: _____
OPERATIONS MGR: _____ DATE: _____

DRAWING INDEX

SHEET NO.	DESCRIPTION	REV
T-1	TITLE SHEET	A
GN-1	GENERAL NOTES	A
GN-2	GENERAL NOTES	A
C-1	SITE PLAN	A
C-1.1	EQUIPMENT PLANS	A
C-2	ELEVATIONS	A
C-3	ANTENNA PLANS	A
C-3.1	REGS SPECIFICATIONS	A
C-4	EQUIPMENT DETAILS	A
G-1	GROUNDING PLANS	A
G-2	GROUNDING DETAILS	A

SCOPE OF WORK

RIDS VERSION: 1.1 DATE: 04/18/2019
AT ANTENNA LEVEL, REMOVE (3) ANTENNAS & (3) RRV, & INSTALL (3) ANTENNAS & (3) RRV.
AT GROUND LEVEL, INSTALL (1) BB 6650

BUSINESS LICENSE # N/A

NO	DATE	REVISIONS	BY
1	05/17/19	ISSUED FOR REVIEW	MS

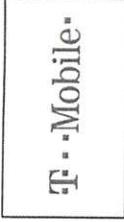
PRELIMINARY
NOT FOR
CONSTRUCTION

SITE INFORMATION

T-MOBILE #: SL03051A
ATC #: 280216
**4780 WOLF CREEK DRIVE
EDEN, UT
84310**

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1



REV	DATE	DESCRIPTION	INT
A	10/17/19	ISSUED FOR REVIEW	100

PRELIMINARY
NOT FOR
CONSTRUCTION

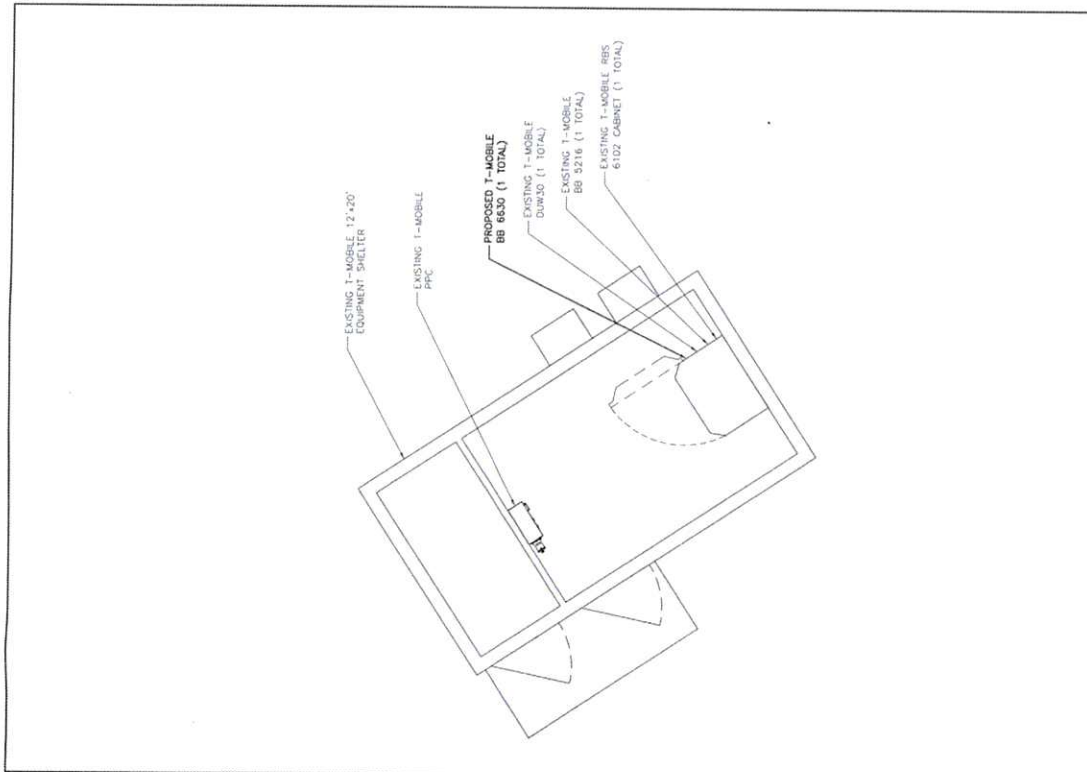
THIS PLAN AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF AMERICAN TOWER. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN CONSENT OF AMERICAN TOWER.

SITE INFORMATION

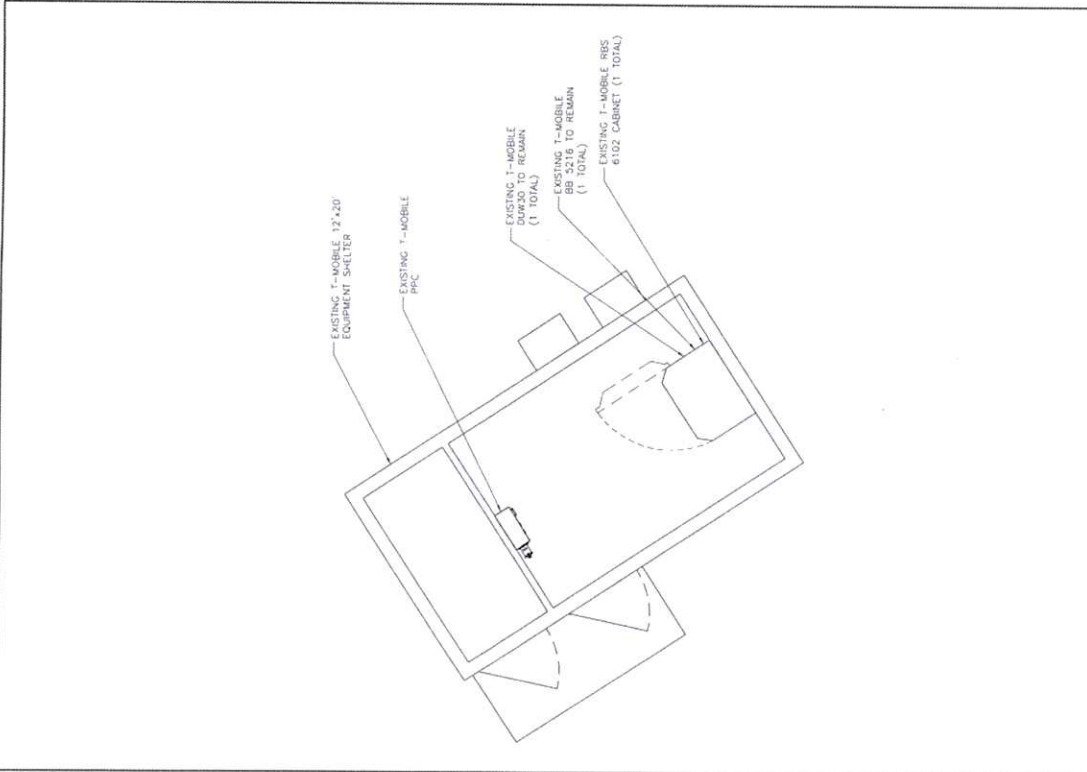
T-MOBILE #: SL03051A
ATC #: 280216
4780 WOLF CREEK DRIVE
EDEN, UT
84310

SHEET TITLE:
EQUIPMENT PLANS

SHEET NUMBER:
C-1.1



EQUIPMENT PLAN (PROPOSED) SCALE 3/16" = 1'-0" (11/11/17) 1

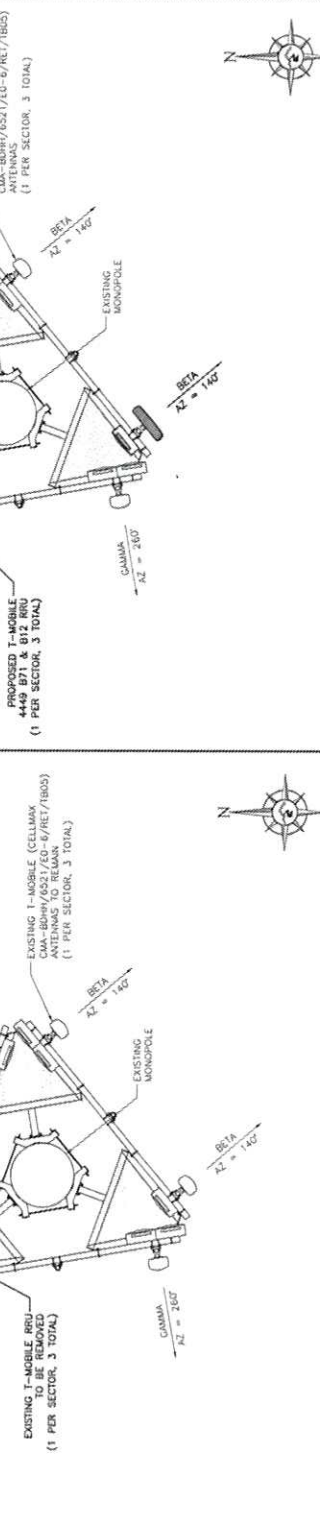
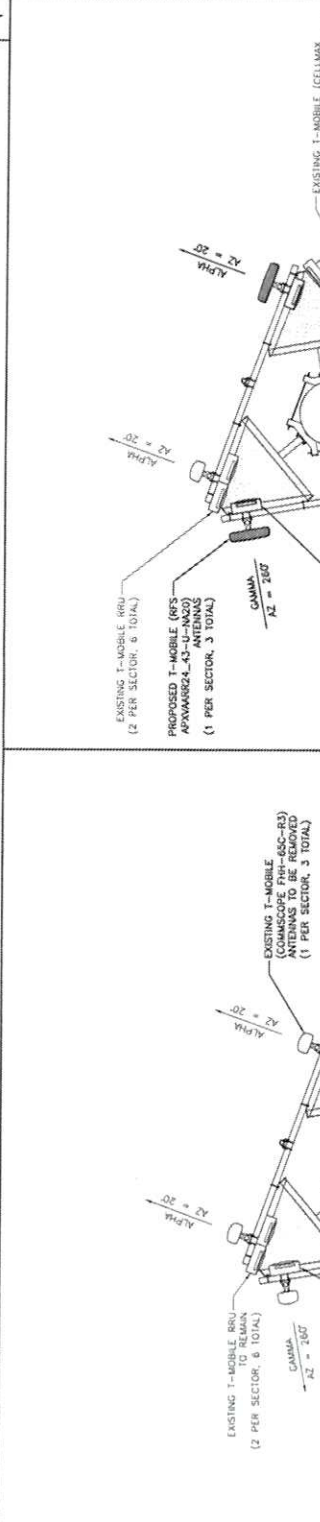


EQUIPMENT PLAN (EXISTING) SCALE 3/16" = 1'-0" (11/11/17) 2

POWDER RIVER DEVELOPMENT SERVICES, LLC HAS NOT PERFORMED STRUCTURAL ANALYSES FOR THE NEW EQUIPMENT MOUNTS, NOR THE RESPONSIBILITY FOR ITS ABILITY TO SUPPORT THE PROPOSED MODIFICATIONS. PRIOR TO CONSTRUCTION, STRUCTURAL ANALYSIS (BY AN ENGINEER) SHOULD BE CONDUCTED FOR TOWERS, ROOFTOPS, FLAGPOLES, LIGHT POLES AND ASSOCIATED EQUIPMENT MOUNTS.

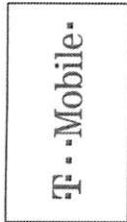
ANTENNA SCHEDULE		ALPHA (RED)		BETA (GREEN)		GAMMA (BLUE)	
SECTOR	ANTENNA POSITION	A1	A2	B1	B2	G1	G2
ANTENNA TYPE	U19/L21	U19/L21	L700/600	U19/L21	U19/L21	L700/600	L700/600
AZ/MATH	20°	20°	140°	20°	140°	20°	20°
RAD. CENTER (AZ)	85°-0°	85°-0°	85°-0°	85°-0°	85°-0°	85°-0°	85°-0°
MODEL	CELLMAX CMA-BEHV/ RFS APXWARRZ4-43-U-NAGD	CELLMAX CMA-BEHV/ RFS APXWARRZ4-43-U-NAGD	CELLMAX CMA-BEHV/ RFS APXWARRZ4-43-U-NAGD	CELLMAX CMA-BEHV/ RFS APXWARRZ4-43-U-NAGD	CELLMAX CMA-BEHV/ RFS APXWARRZ4-43-U-NAGD	CELLMAX CMA-BEHV/ RFS APXWARRZ4-43-U-NAGD	CELLMAX CMA-BEHV/ RFS APXWARRZ4-43-U-NAGD
CABLE LENGTH	650/100-6/98/1805	650/100-6/98/1805	650/100-6/98/1805	650/100-6/98/1805	650/100-6/98/1805	650/100-6/98/1805	650/100-6/98/1805

ANTENNA SCHEDULE (PROPOSED)



ANTENNA PLAN (EXISTING)

ANTENNA PLAN (PROPOSED)



REV	DATE	DESCRIPTION	INT
1	02/17/18	GRADED FOR REVIEW DATE	1805

PRELIMINARY
NOT FOR
CONSTRUCTION

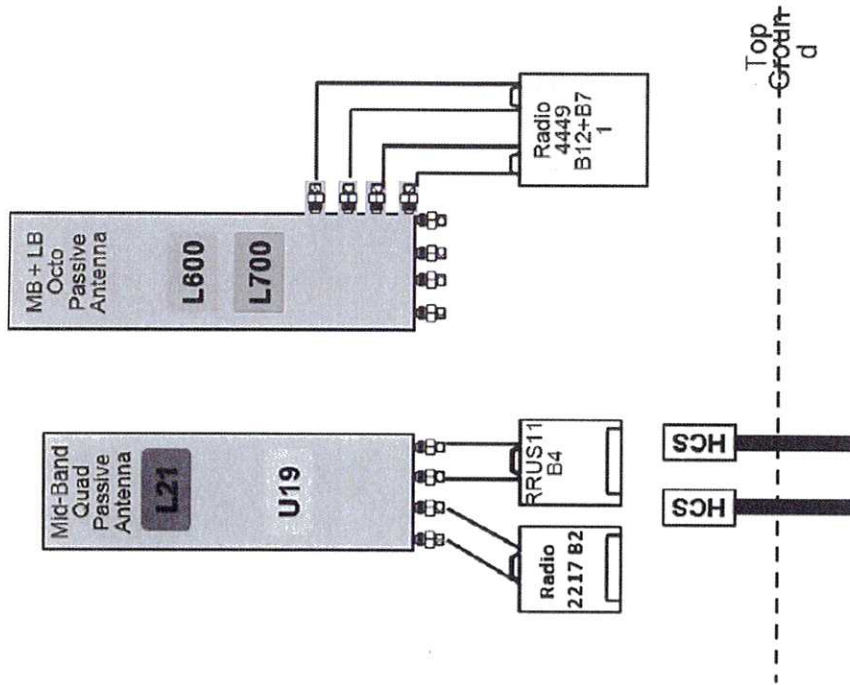
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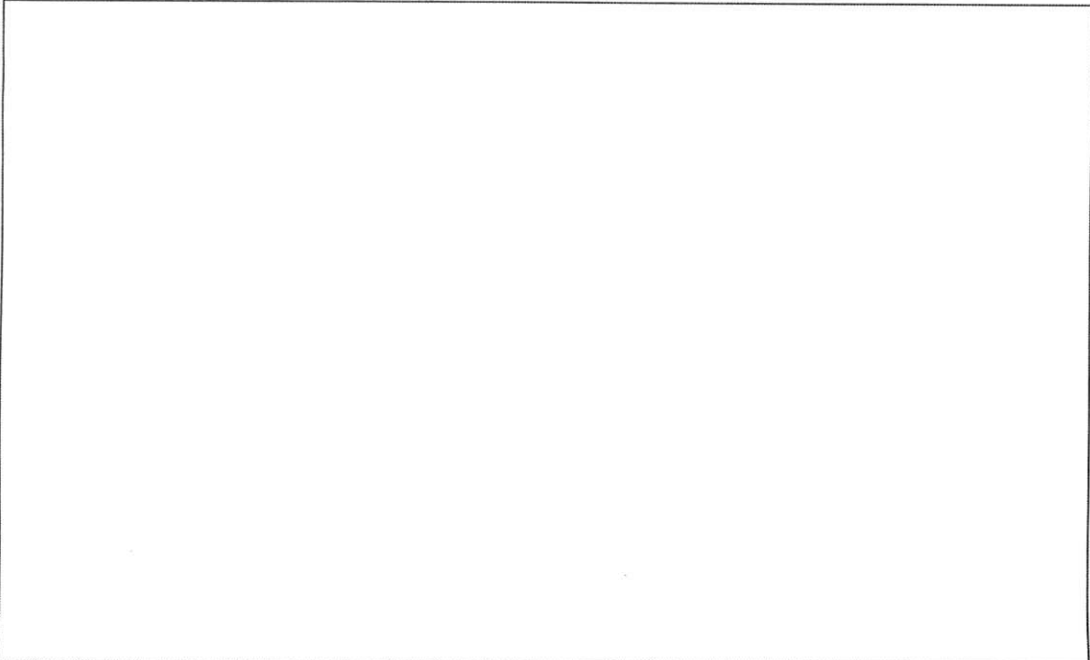
ANTENNA PLANS

SHEET NUMBER:
C-3

67D02C-Tower.jpg



Notes



T-Mobile	
AMERICAN TOWER	
POWDER RIVER Development Services, LLC	
BUSINESS LICENSE #	N/A
REV	DATE
DESCRIPTION	REV
<p style="text-align: center;">PRELIMINARY NOT FOR CONSTRUCTION</p>	
<p style="font-size: small;">THIS PLAN AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF AMERICAN TOWER. NO PART OF THIS PLAN OR THE INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AMERICAN TOWER.</p>	
<p style="font-size: small;">SITE INFORMATION</p>	
<p>T-MOBILE #: SL03051A ATC #: 280216 4780 WOLF CREEK DRIVE EDEN, UT 84310</p>	
<p>SHEET TITLE: RFDS SPECIFICATIONS</p>	
<p>SHEET NUMBER: C-3.1</p>	

RF CONFIGURATION (PROVIDED BY T-MOBILE)	SCALE NTS	2	NOT USED	1
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