

There is trail access to the south-east of the project area that is a relatively level walking path connecting the residential area to a pond and the McKay Dee Hospital walking path. This project will not impede access, and the applicant has expressed that the construction activity will not disturb the natural landscape outside of the project area.

The Uniform Land Use Code of Weber County, Utah (LUC) specifies standards necessary for mitigation of harmful impact to which the proposal must adhere. This proposal meets these standards. The following section is the staff's evaluation of the request.

Analysis

General Plan: As the community grows the need for public utility service demand increases. This cell site will provide better cellular coverage for residents on of South Ogden and Ogden City.

Zoning: The subject property is located within an area of Unincorporated Weber County that does not have specified zoning. For all intents and purposes, and based on the surrounding uses the Planning Division will consider this property as RE-20 zoning. The purpose and intent of this zone are as follows:

"The major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone."

Site Development Standards: The following site development standards apply to a Public Utility Substation:

Minimum lot area:

- None

Minimum lot width:

- None

Minimum front yard setback

- 10 feet

Minimum side yard setbacks (Accessory Building)

- 10 feet except 1 foot if located at least 6 feet in the rear of the main building

Minimum rear yard setback

- 5 feet

The site plan indicates a rear-yard setback of 1' 8" which does not meet the minimum distance of 5 feet as required by 108-10-2 (Site Development Standards Public Utility Substation) but since this is an existing cell tower "Maintenance, repairs, and structural alterations may be made to noncomplying structures on lots of record" pursuant to §108-12-2 (a).

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 public walking path. There is a gate at the entrance to the property at 850 East Street and another locking gate at the entrance from Glassman Way.
- Considerations relating to landscaping: Landscaping is not required for this site due to it being an existing use within an unimproved area that is roughly 250 feet from the closest public street.
- Considerations relating to buildings and site layout: The existing double-swinging access gate and six-foot site enclosure fence serves at the boundary to keep out trespassers. All the associated cell tower equipment is housed 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."

West Weber Signs: There are no signs proposed as part of this cellular site modification.

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: A courtesy notice to the public has been sent out to all property owners within a 500 radius of the cellular tower site modification.

Tax Clearance: There is no outstanding tax history related to this property.

Staff Recommendation

The Planning Division recommends approval of file# CUP 2019-07, a request for approval of a Conditional Use Permit to modify an existing T-Mobile 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, if conditions are imposed, will comply 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

Administrative final approval of a Conditional Use Permit to modify an existing T-Mobile telecommunication cellular site. is hereby granted 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: 8/7/19



Rick Grover
Weber County Planning Director

Exhibits

- A. Application
- B. Construction Plans
- C. Site Photos

Area Map



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 5/28/2019	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Property Owner Contact Information			
Name of Property Owner(s) USA-Bureau of Reclamation c/o Ogden River Water		Mailing Address of Property Owner(s) 121 West Election Blvd. Ste. 330 Draper, UT 84020	
Phone 801 621 6555	Fax		
Email Address tgrimley@pineviewwater.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) Britton Knaphus		Mailing Address of Authorized Person 4505 Wasatch Blvd. Ste 135 Sat Lake City, UT 84124	
Phone 801 879 2788	Fax		
Email Address britton@ragedevelopment.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Information			
Project Name SL01743A T-Mobile L600 Site Modifications		Total Acreage 1.72	Current Zoning
Approximate Address 4700 South Glassman Way Ogden, UT 84403		Land Serial Number(s) 07-015-0021	
Proposed Use Telecommunication Cellular Site			
Project Narrative T-Mobile is proposing the replace and add equipment to existing pole mounted cell site. Proposing the replacement of 3 antennas, 3 TMAs, and 6 coax lines. Proposing the addition of 3 antennas, and 3 RRUs. Final configuration: 9 antennas, 6 RRUs, 3 TMAs, 12 Coax lines, and 3 hybrid lines.			

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

These antennas replacements and additions are to bring the most current cellular technologies to this tower. This will benefit the community bringing about better and more efficient coverage and service capabilities.

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.

T-Mobile operates under FCC license and is in compliance with all FCC guidelines. There are no concerns about the health, safety, and general welfare of the community. There is no ongoing traffic, parking, landscaping and signs required, therefore will be no negative impact in any of these areas.

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

Per the Weber County code listed below in 23-12 #2 A tower that exceeds the height limitation of the zone in which it is to be located as permitted by Section 23-5, shall be considered a Conditional Use. In 23-5 one of the Exceptions to Height limitations is a wireless mast. Therefore T-Mobile is submitting this application as a Conditional Use Permit.

23-12 Towers 1 No commercial tower installation shall exceed a height equal to the distance from the base of the tower to the nearest overhead power line by less than five (5) feet.

2.A A Tower that exceeds the height limitation of the zone in which it is to be located as permitted by Section 23 5, shall be considered a Conditional Use

3. In all zones, except in commercial and manufacturing zones, towers shall not be located within the minimum front yard setback of any lot, nor within the minimum side yard setback facing a street on a corner lot, nor on the roof of a residential structure

4.A A Building Permit shall be required for a tower. An application for a permit shall include construction drawings showing the method of installation and a site plan depicting structures on the property and on any affected adjacent property and a structural engineering certification by a registered structural engineer from the State of Utah.

23 5 Exceptions to Height Limitations Penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, cupolas, solar panels, steeples, flagpoles, chimneys, smokestacks, water tanks, wireless or television masts, theater lofts, silos or similar structures may be erected above the height limit of the zone in which they are located, but no space above the height limit shall be allowed for the purpose of providing additional floor space, and if in proximity to an airport, no heights exceptions are permitted above the maximum allowed under Airport height regulations. All exceptions to height shall be subject to Design Review and all mechanical equipment shall be screened by materials consistent with those used on the exterior of the building.

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

The proposed use conforms to the goals, policies and governing principles of the General Plan for Weber County by meeting the ordinances as set forth in the conditional use permit application process.

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

Construction and maintenance of this facility will in no way deteriorate the environment or emit pollutants. This facility will be built and maintained using best practices as are industry standards

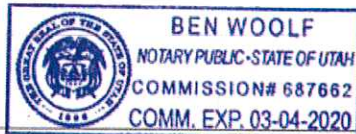
Property Owner Affidavit

I (We), Wayne G. Pullan, 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 3 day of July, 2019



[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) Britton Knaphus 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 signers) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same

(Notary)

GENERAL CONSTRUCTION NOTES

1. DRAWINGS WERE PREPARED FROM STANDARDIZED DETAILS DEVELOPED AND PROVIDED BY T-MOBILE WEST, LLC ("T-MOBILE"). STANDARDIZED DETAILS ARE TO BE CONFIRMED AND CORRELATED AT THE SITE BY THE CONTRACTOR. STANDARDIZED DETAILS THAT REQUIRE MODIFICATIONS DUE TO ACTUAL FIELD CONDITIONS AND REQUIREMENTS MUST BE SUBMITTED TO AND APPROVED BY T-MOBILE PRIOR TO START OF WORK.
 2. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE. THIS SET OF DOCUMENTS IS INTENDED TO BE USED FOR DIAGRAM PURPOSES ONLY UNLESS OTHERWISE NOTED. THE CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS.
 3. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR, AND ANY REQUIREMENTS DEEMED NECESSARY TO COMPLETE INSTALLATION AS DESCRIBED IN THE DRAWINGS AND AS DISCUSSED ON THE SITE WALK.
 4. PRIOR TO THE SUBMISSION OF BIDS, CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE TO FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT. CONTRACTORS SHALL VISIT THE CONSTRUCTION SITE WITH THE CONSTRUCTION DOCUMENTS TO VERIFY FIELD CONDITIONS AND CONFIRM THAT THE PROJECT WILL BE ACCOMPLISHED AS SHOWN. PRIOR TO PROCEEDING WITH CONSTRUCTION, ANY ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF T-MOBILE VERBALLY AND IN WRITING.
 5. THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS.
 6. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.
 7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.
 8. ALL WORK PERFORMED ON THE PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.
 9. GENERAL CONTRACTOR SHALL PROVIDE AT THE PROJECT SITE A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDA OR CLARIFICATIONS FOR USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.
 10. THE STRUCTURAL COMPONENTS OF ADJACENT CONSTRUCTION OR FACILITIES ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.
 11. CONTRACTOR TO SEAL ALL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND OR PROJECT SITE.
12. CONTRACTOR TO PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF PROJECT AREA DURING CONSTRUCTION.
 13. CONTRACTOR SHALL MEET ALL OSHA REQUIREMENTS FOR ALL INSTALLATIONS
 14. CONTRACTOR TO VERIFY LOCATION OF ALL BURIED UTILITIES PRIOR TO EXCAVATION.
 15. CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION. UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.
 16. CONTRACTOR SHALL KEEP GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. CONTRACTOR SHALL REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OR SPOTS, DUST, OR SMUDGES OF ANY NATURE.
 17. THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) T-MOBILE OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.
 18. THE CONTRACTOR SHALL PERFORM WORK DURING OWNER'S PREFERRED HOURS TO AVOID DISTURBING NORMAL BUSINESS.
 19. THE CONTRACTOR SHALL PROVIDE T-MOBILE CORPORATION PROPER INSURANCE CERTIFICATES NAMING T-MOBILE WEST, LLC AS ADDITIONAL INSURED, AND T-MOBILE WEST, LLC PROOF OF LICENSE(S) AND PL & PD INSURANCE.

CODE COMPLIANCE

- ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CONDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.
- A. UTAH UNIFORM BUILDING STANDARD ACT RULES
 - B. 2015 INTERNATIONAL BUILDING CODE (IBC)
 - C. 2017 NATIONAL ELECTRIC CODE (NEC)
 - D. 2015 INTERNATIONAL BUILDING CODE (IBC)
 - E. 2015 INTERNATIONAL FIRE CODE (IFC)
 - F. 2015 INTERNATIONAL MECHANICAL CODE (IMC)
 - G. LOCAL BUILDING CODE
 - H. CITY OR COUNTY ORDINANCES

IMPORTANT NOTICE

THE EXISTING CONDITIONS REPRESENTED HEREIN ARE BASED ON VISUAL OBSERVATIONS AND INFORMATION PROVIDED BY OTHERS. A/E FIRM CANNOT GUARANTEE THE CORRECTNESS NOR THE COMPLETENESS OF THE EXISTING CONDITIONS SHOWN AND ASSUMES NO RESPONSIBILITY THEREOF. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS AS REQUIRED FOR PROPER COMPLETION OF THE PROJECT.



DATE: 3.2.2019
DRAWN BY: ACH

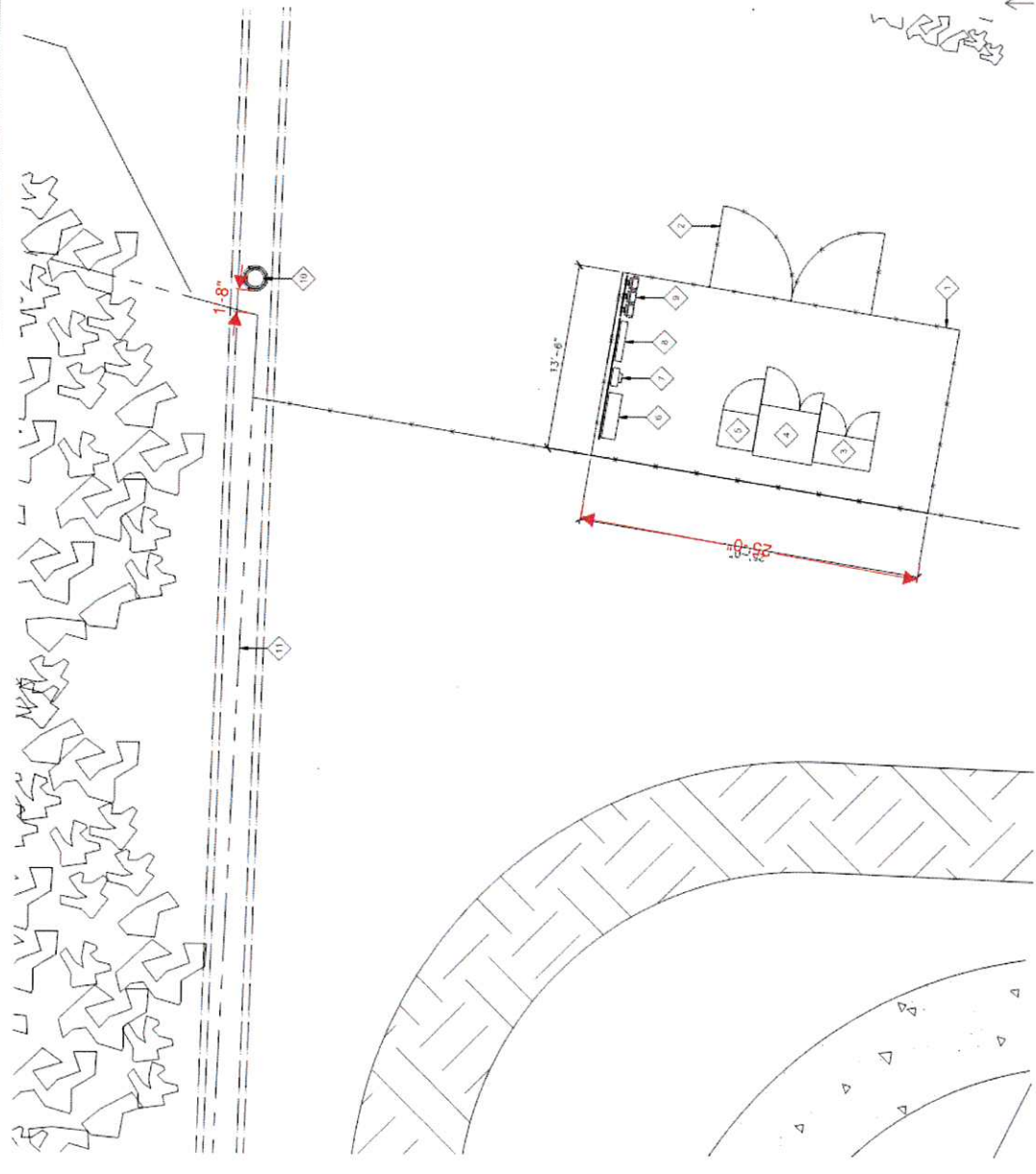
CONTROLLED BY: IBBITON DRAWINGS

DATE	DESCRIPTION	BY
3.18.19	CD's (Prebid)	A/CH
3.21.19	CD's (Prebid)	JRC
3.22.19	CD's (Final Rev. 1)	JRC
3.27.19	CD's (Final Rev. 2)	JRC
5.1.19	CD's (Final Rev. 3)	A/CH
7.5.19	CD's (Final Rev. 4)	JRC

SL01743A
FROM RMP GLASMANN WAY
4700 SOUTH GLASMANN WAY
OGDEN, UT 84403

DRAWING TITLE
GENERAL NOTES
DRAWING NO
N-1

EXISTING EQUIPMENT SITE PLAN

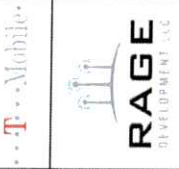


KEY NOTES

- 1 EXISTING T-MOBILE EQUIPMENT AREA
- 2 EXISTING ACCESS GATE
- 3 EXISTING RBS 6102 CABINET
- 4 EXISTING EQUIPMENT CABINET
- 5 EXISTING COAX CABINET
- 6 EXISTING TELCO CABINET
- 7 EXISTING METER
- 8 EXISTING 3106 CABINET
- 9 EXISTING RRU's
- 10 EXISTING 60' UTILITY POLE
- 11 EXISTING PARCEL LINE, TYP

SITE NOTES

- 1 NO CHANGES PROPOSED TO EXISTING CABINET LAYOUT



DATE: 3.12.2019
 DRAWN BY: AJCH
 CHECKED BY: BRITTON KOWALCZUK

DATE	DESCRIPTION	INT	ACH	ARC
3.8.19	CD's (Prelim)			
3.21.19	CD's (Final)			JRC
3.22.19	CD's (Final Rev. 1)			JRC
3.27.19	CD's (Final Rev. 2)			JRC
5.3.19	CD's (Final Rev. 3)			ACH
7.5.19	CD's (Final Rev. 4)			JRC

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 FROM RMP GLASMANN WAY
 4700 SOUTH GLASMANN WAY
 OGDEN, UT 84403

DRAWING NO
A-1
 DRAWING TITLE
 EQUIPMENT
 SITE PLAN

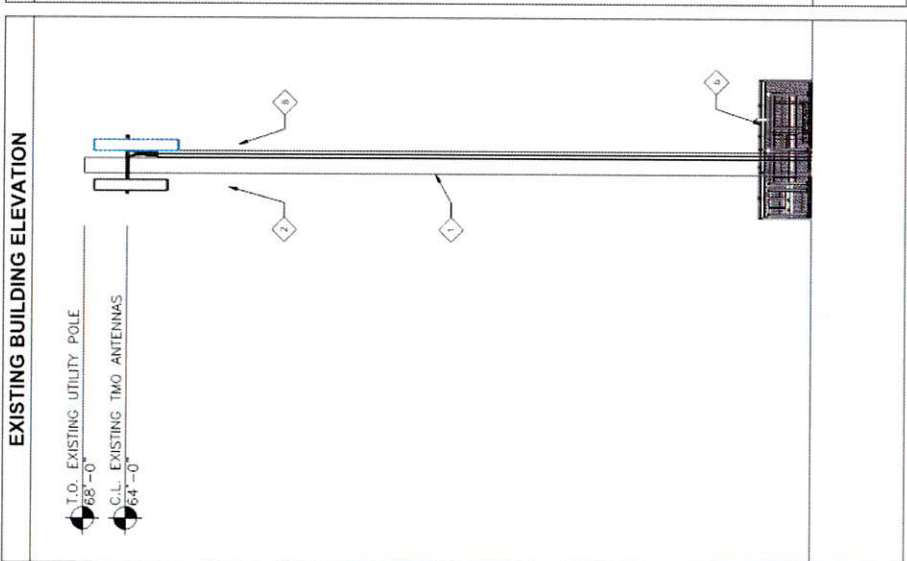
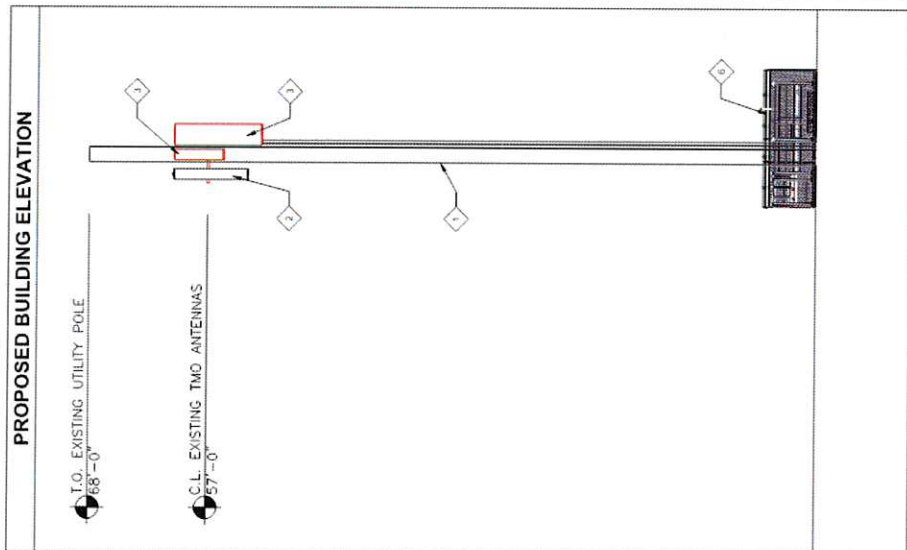
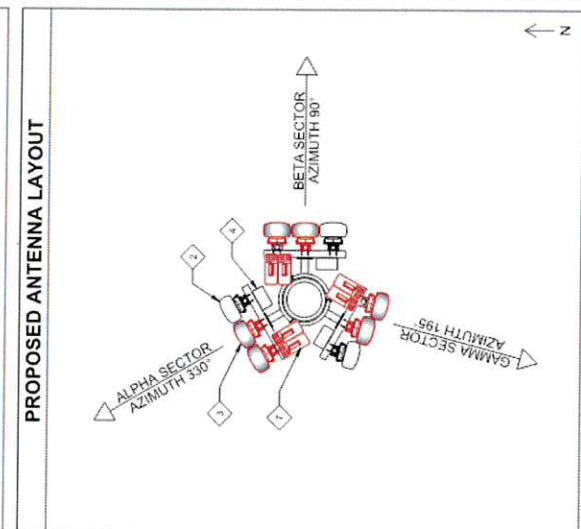
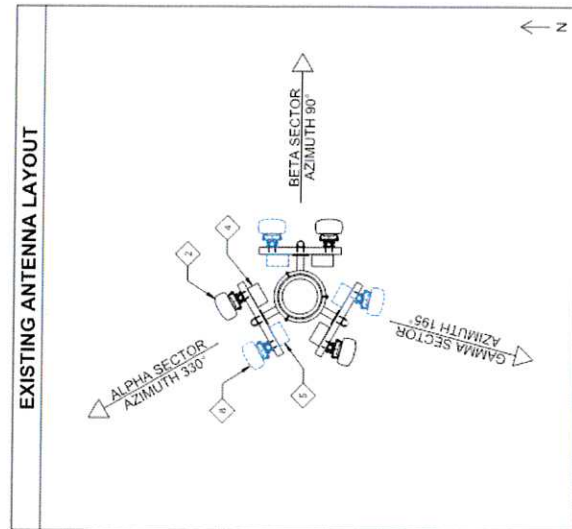


DATE: 3.2.2019
DRAWN BY: ADP
CHECKED BY: BRITTON KWAPNICH

DATE	DESCRIPTION	INT	ACH
3.8.19	CD's (Problem)		
3.21.19	CD's (Final)		JRC
3.22.19	CD's (Final Rev. 1)		JRC
3.27.19	CD's (Final Rev. 2)		JRC
5.3.19	CD's (Final Rev. 3)		JRC
7.5.19	CD's (Final Rev. 4)		JRC

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FROM RMP GLASMANN WAY
4700 SOUTH GLASMANN WAY
GSDEN, UT 84403

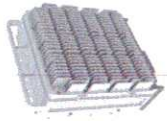
DRAWING NO. A-2
TITLE: TOWER ELEVATION AND PLAN



- #### KEY NOTES
- 1 EXISTING 60' UTILITY POLE
 - 2 EXISTING T-MOBILE ANTENNAS TO REMAIN, TYP (1) PER SECTOR
 - 3 PROPOSED T-MOBILE NEW/REPLACEMENT ANTENNAS, TYP (2) PER SECTOR
 - 4 EXISTING TMOs TO REMAIN, TYP (1) PER SECTOR
 - 5 EXISTING TMOs TO BE REPLACED, TYP (1) PER SECTOR
 - 6 EXISTING T-MOBILE EQUIPMENT AREA
 - 7 PROPOSED NEW /REPLACEMENT RRUs, TYP (2) PER SECTORS
 - 8 EXISTING T-MOBILE ANTENNAS TO BE REPLACED, TYP (1) PER SECTOR

RRU DETAIL 1

**ERICSSON 4449
B71+B12**



WEIGHT: 74 ± 4 lbs
DIMENSIONS (H x W x D): 379.7mm x 335mm x 235mm

PROPOSED REPLACEMENT RRU (3)

RRU DETAIL 2

**ERICSSON
4415 B66A**



WEIGHT: 20 kg
DIMENSIONS (H x W x D): 420mm x 342mm x 149mm

PROPOSED NEW RRU (3)

DATE: 3/12/19
DRAWN BY: ACH
CHECKED BY: BRITTON MANHUSIS

DATE	DESCRIPTION	INT
3/12/19	CD's (Prelim)	ACH
3/21/19	CD's (Final)	JRC
3/22/19	CD's (Final Rev. 1)	JRC
3/27/19	CD's (Final Rev. 2)	JRC
5/3/19	CD's (Final Rev. 3)	ACH
7/5/19	CD's (Final Rev. 4)	JRC

SL01743A
FROM RMP GLASANN WAY
4700 SOUTH GLASANN WAY
OGDEN, UT 84403

DRAWING NO.
A-4
TITLE:
EQUIPMENT
DETAIL

Access way from Glassman Way



Access way from 850 East Street

