



Weber County Planning Division

Design Review Administrative Approval (Update to the T-Mobile Tower)

Site Plan Name: T-Mobile (CUP 17-2013)

Date Submitted: May 21, 2013

Land Serial Number: 15-055-023

Approximate Address: 4311 West 1200 South

Planning Division Staff Review: Jim Gentry

Background

The applicant is requesting approval of a conditional use permit to amend an existing site plan on a cellular wireless facility (public utility substation) at 4311 West 1200 South. The Agricultural (A-1) Zone allows a "public utility substation" as a conditional use. Upgrades to this site will allow T-Mobile to provide better cellular and wireless services to its customers in the Western Weber County. The applicant will be replacing the nine antennas with six flat panel antennas. The ground equipment will remain the same.

Planning Division Review

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

Staff has determined that Title 104 Chapter 5 Agricultural (A-1 Zone) and Title 108 Chapter 1 (Design Review) apply to this project. These titles have been complied with in the following ways:

- The A-1 Zone allows "public utility substation" as a conditional use. This is an existing tower will be upgraded with new flat antennas
- There will be no change in the setbacks of the tower or equipment.
- This is considered a minor change in that applicant is removing nine antennas and replacing them with six antennas. There will be no new digging or electrical services.

▪ **Are review agency conditions and requirements complete?**

- The Weber County Building Inspection Division is requiring a building permit.
 - The Weber County Engineering Division has no concerns.
 - The Weber Fire District has approved the proposal.
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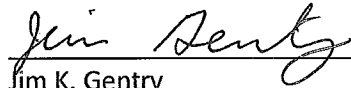
Planning Division Findings

- The application was submitted and deemed complete on May 21, 2013.
- The requirements of Title 104 Chapter 5 Agricultural (A-1 Zone) and Title 108 Chapter 1 (Design Review) have been complied with as described above.

- Review agency requirements can be complied with.

Based upon the findings listed above, the site plan for T-Mobile to replace the existing antennas is hereby approved.

Date of Administrative Approval: May 22, 2013



Jim K. Gentry
Weber County Assistant Planning Director

Exhibits

A. T-Mobile site plan

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