



Weber County Planning Division

Design Review Administrative Approval (Update to the Sprint Tower)

Site Plan Name: Sprint Cell Tower (CUP 15-2013)
Date Submitted: May 1, 2013
Land Serial Number: 08-052-0016
Approximate Address: 2449 West 4000 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) in an island of unincorporated area in Roy at 2449 West 4000 South. The Manufacturing (M-1) Zone allows a "public utility substation" as a conditional use. Upgrades to this site will allow Sprint to provide better cellular and wireless services to its customers in the Western Weber County. The applicant will be replacing the six antennas with three flat panel antennas and one power cabinet with one battery cabinet on the existing platform. There will be no changes to the tower.

Planning Division Review

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

Staff has determined that Title 104 Chapter 22 (M-1 Zone) and Title 108 Chapter 1 (Design Review) apply to this project. These titles have been complied with in the following ways:

- The M-1 Zone allows "public utility substation" as a conditional use. This is an existing tower that will be upgraded with the antennas and the radio cabinets.
- There will be no change in the setbacks of the tower or equipment.
- This is considered a minor change in that applicant is removing six antennas and replacing them with three 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 1, 2013.
- There are Zoning Violations on the property that need be resolved prior to approval being granted. An e-mail was sent to the applicant on May 7 informing him of the zoning violation.

- On July 1, 2013 the Zoning Violations were cleared by the code enforcement officer.
- The requirements of Title 104 Chapter 22 (M-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 Sprint to replace the existing antennas and radio cabinets is hereby approved.

Date of Administrative Approval: July 1, 2013



Robert O. Scott
Weber County Planning Director

Exhibits

A. Sprints site plan

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