



## Weber County Planning Division

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

Site Plan Name: T-Mobile Cell Tower (CUP 20-2013)  
Sprints remodel (CUP 15-2013)

Date Submitted: July 17, 2013

Land Serial Number: 08-052-0016

Approximate Address: 2449 West 4000 South

Planning Division Staff Review: Jim Gentry

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#### **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 T-Mobile to provide better cellular and wireless services to its customers in the Western Weber County. The applicant will be replacing the six antennas with six new antennas that will use the 4G LTE technology. There will be no changes to the tower or the ground Equipment. Recently Sprint was approved at this site (CUP 15-2013) to change out their antennas and power equipment in order to use the 4G LTE technology.

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#### **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 new 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 six antennas and replacing them with six new antennas. There will be no new digging or electrical services.

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

The reviews will be the same as Sprint’s (CUP 15-2013) since this is the same tower and same type of change out.

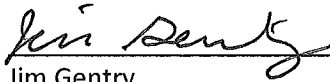
- The Weber County Building Inspection Division is requiring a building permit.
  - The Weber County Engineering Division has no concerns.
  - The Weber Fire District has approved the proposal.
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#### **Planning Division Findings**

- The application was submitted and deemed complete on July 18, 2013.
- 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 T-Mobile to replace the existing antennas is hereby approved.

Date of Administrative Approval: July 18, 2013



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Jim Gentry  
Weber County Assistant Planning Director

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### Exhibits

A. T-Mobile site plan

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