

Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a de-minimus amendment to a conditional use permit for a

cell tower site located at 2367 N Rulon White Blvd.

Type of Decision: Administrative

Applicant: Dish Wireless/Utah Power and Light

Authorized Agent: Beth Bindner File Number: CUP# 2021-16

Property Information

Approximate Address: 2367 N Rulon White Blvd, Ogden, UT, 84404

Project Area: 1250 square feet

Zoning: M-1
Existing Land Use: Cell site
Proposed Land Use: Cell site
Parcel ID: 19-060-0031

Township, Range, Section: Township 7 North, Range 2 West, Section 36 SW

Adjacent Land Use

North: Commercial South: 2350 North St

East: Commercial West: Farr West City Boundary

Staff Information

Report Presenter: Tammy Aydelotte

taydelotte@webercountyutah.gov

801-399-8794

Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Definitions
- Title 104, Chapter 21, Manufacturing Zones (M-1) Zone
- Title 108, Chapter 4 Conditional Uses

Summary and Background

CUP 1996-11 was approved

The applicant is requesting approval of a de minimus amendment to the conditional use permit for a cell tower site located at 2367 N Rulon White Blvd with access from 2350 North Street. (see Area Map). At present, Vivint has an area of 2.26 acres that contain a tower, an equipment platform with a canopy, a generator, cable bridge, and a utility H-frame. The single proposed change encompasses the addition of two new antennas and an OVP (over voltage protection) unit on the existing tower. This application to amend the conditional use permit is considered to be de minimis as it has been determined that the changes are slight, inconsequential, and not in violation of any substantive provision of the Uniform Land Use Code of Weber County, Utah (LUC). Accordingly, this application may be approved by the planning director as outlined in section 108-4-3(2)(7).

Conditional use permits should be approved as long as any harmful impacts are mitigated. The LUC already specifies certain standards necessary for mitigation of harmful impact to which the proposal must adhere. The proposed application, with reasonable conditions, is able to meet these standards. The following is staff's evaluation of the request.

Analysis

<u>General Plan:</u> The request is in conformance with the South East Planning Area Master Plan by ensuring a better quality of communication services for residents of South East Weber County while not proposing an entirely new utility substation.

<u>Zoning:</u> The subject property is located within the RE-15 Zone. Public utility substations and radio/television towers are listed as a conditional use in the RE-15 zone. The proposed amendment does not include any additional structures on the ground level, will not expand the existing site plan, and will not modify the height of the existing cell tower.

<u>Conditional Use Review:</u> A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. The following is an analysis of the application reviewed against the applicable conditional use standards:

- Standards relating to safety for persons and property: The proposal is not anticipated to cause any concerns of safety for persons and property.
- Standards relating to infrastructure, amenities, and services: The proposed amendment will improve communication services to residents in the area.
- Standards relating to the environment: The proposed amendment is not anticipated to negatively impact the
 environment, as the purpose for the amendment is to modify an existing structure. The height will remain the same,
 however, additional antennae will be installed to improve communication capabilities for local residents.
- Standards relating to the current qualities and characteristics of the surrounding area and compliance with the intent of the general plan: The proposal is not for an additional structure, but to modify an existing structure, thereby leveraging the existing site facilities to provide enhanced services to the area. This leveraging of existing infrastructure helps to preserve the characteristics of the surrounding area.

<u>Review Agencies:</u> Weber Fire District and Engineering have approved of the proposed conditional use permit amendment without conditions.

Staff Recommendation

The Planning Division recommends approval of file# CUP 2021-16. This recommendation for approval is subject to all review agency requirements.

This recommendation is based on the following findings:

- 1. The proposed use conforms to the South East Planning Area Master Plan.
- 2. The proposed use will not be detrimental to public health, safety, or welfare.
- 3. The proposed use complies with applicable County ordinances.
- 4. The proposed use, if conditions are imposed, will not deteriorate the environment or create an unsightly improvement so as to negatively impact surrounding properties and uses.

Administrative approval

Administrative approval of CUP 2021-18 is hereby given based upon the conditions and findings outline in this staff report.

Dated the Hold day of October

Rick Grover, Weber County Planning Director

- A. Application
- B. Site Plan & Structural Dimensions

Area Map



Exhibit A - Application

UTAH POWER & LIGHT COMPANY-UTAH POWER & LIGHT COMPANY-Conditional Use Permits

Add Follower

Fedit Project

Address:

2367 N. Ruton White Blvd, Pleasant Ville UT, UT, 84404

Maps: Google Maps

Project Type: Conditional Use Permits Conditional Use Permits Sub Type:

Created By: Beth Bindner Created On: 8/19/2021 Project Status: Accepted Status Date: 8/25/2021 File Number: CUP 2021-16 Project Manager Tammy Aydelotte



Documents 2















Application

+ Add Building + Add Parcel + Add a Contractor / Edit Application - Print

Project Description

Collecation of existing cell tower, adding antennas and radios. There will be no change to the tower height or to the tower compound

footprint.

Property Address

2367 N. Rulon White Blvd Pleasant Ville UT, UT, 84404

Property Owner

UTAH POWER & LIGHT COMPANY UTAH POWER & LIGHT COMPANY

949-447-2305

Representative

Beth Bindner 208-890-8729

False

beth bindner@powderriverdev.com

Accessory Dwelling Unit

Current Zoning M-1 Subdivision Name na

Number of Lots

Lot Number na Lot Size na Frontage na

Culinary Water Authority Secondary Water Provider Sanitary Sewer Authority

Nearest Hydrant Address 2382 N. Rulon White Blvd, Pleasant View, UT 84414

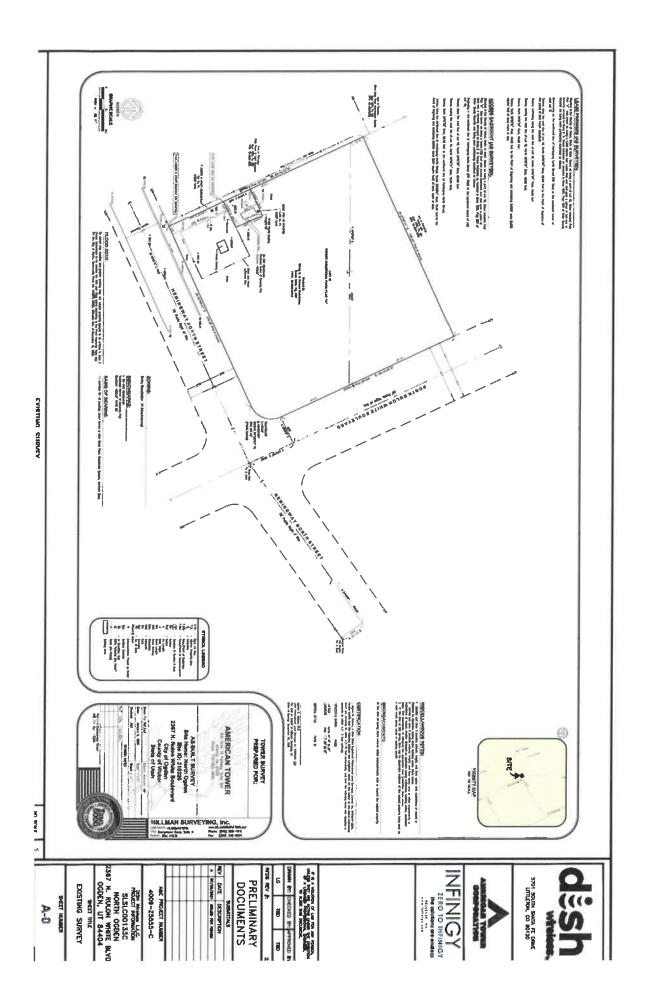
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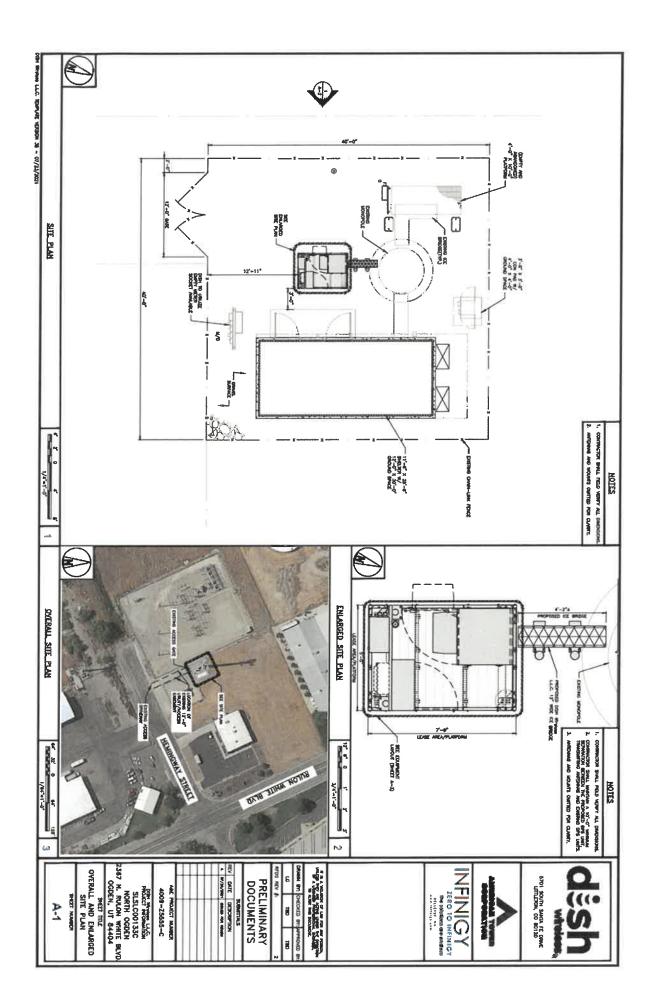
Representative, Beth Bindner

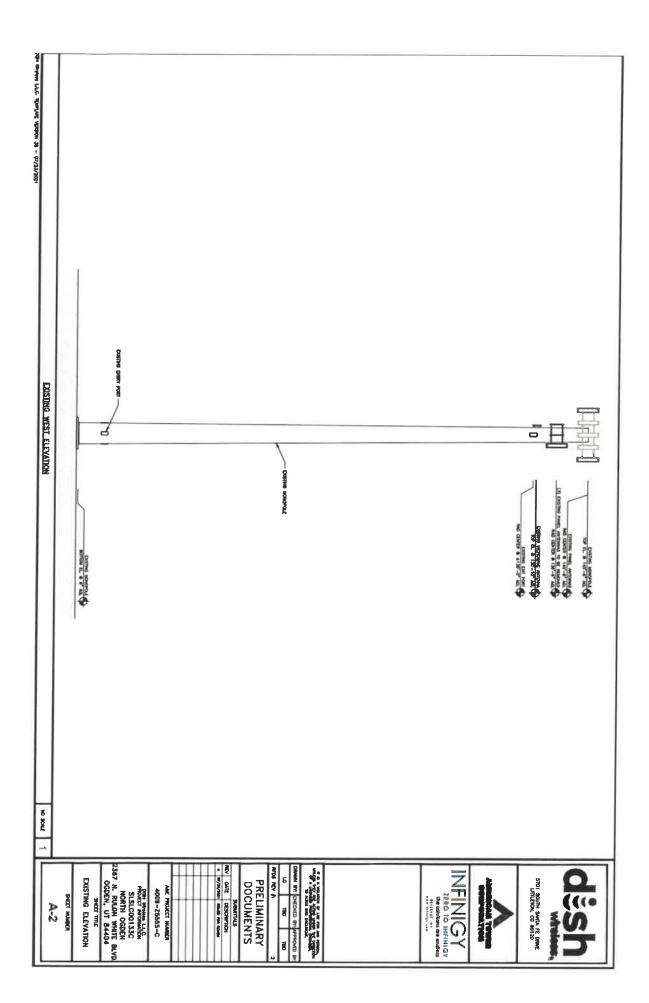
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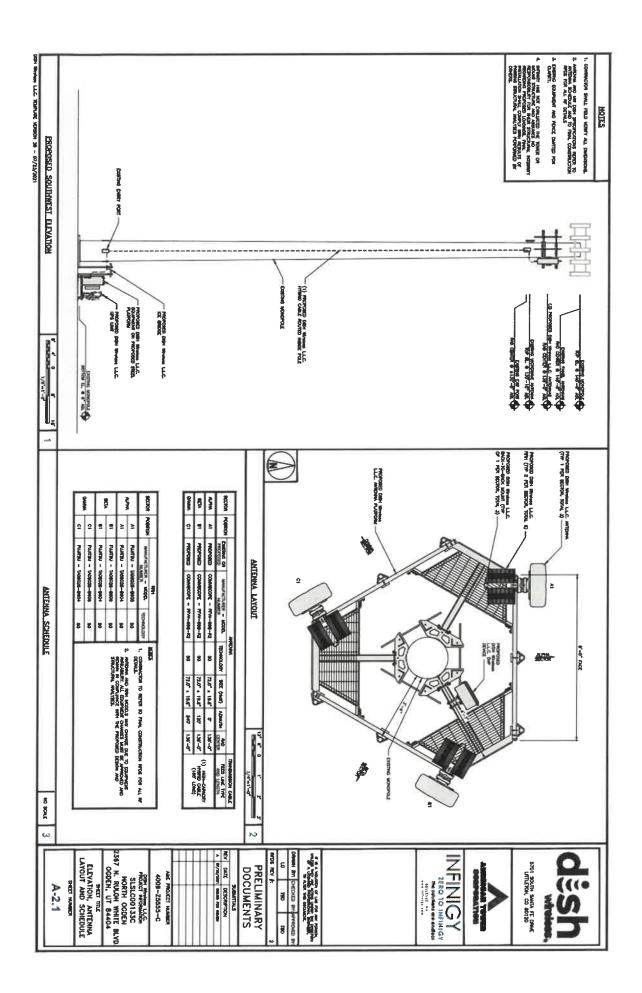
* Remove 19060031 - County Map

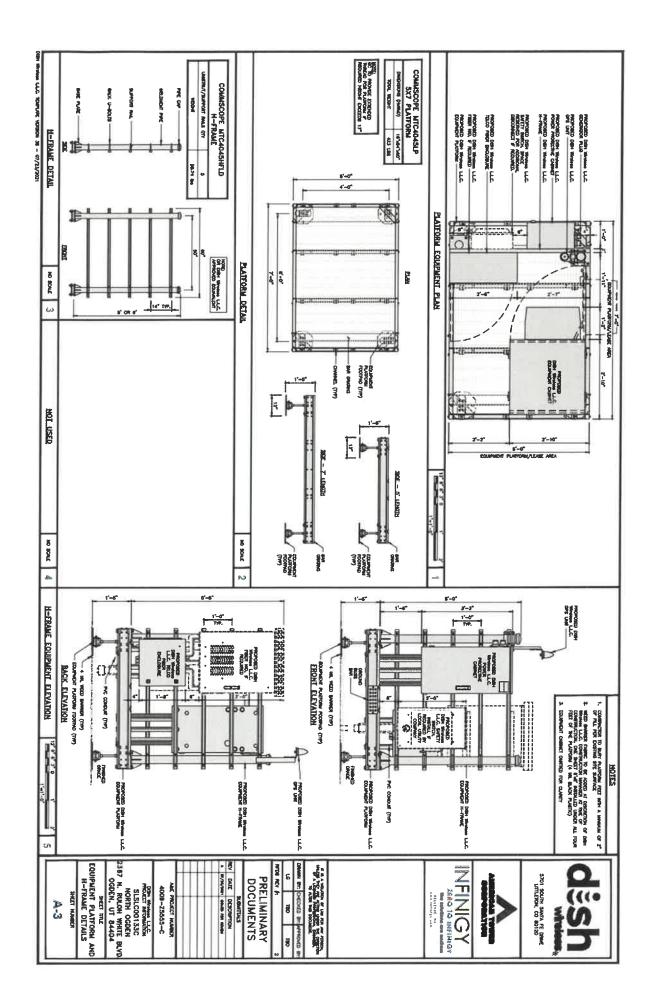
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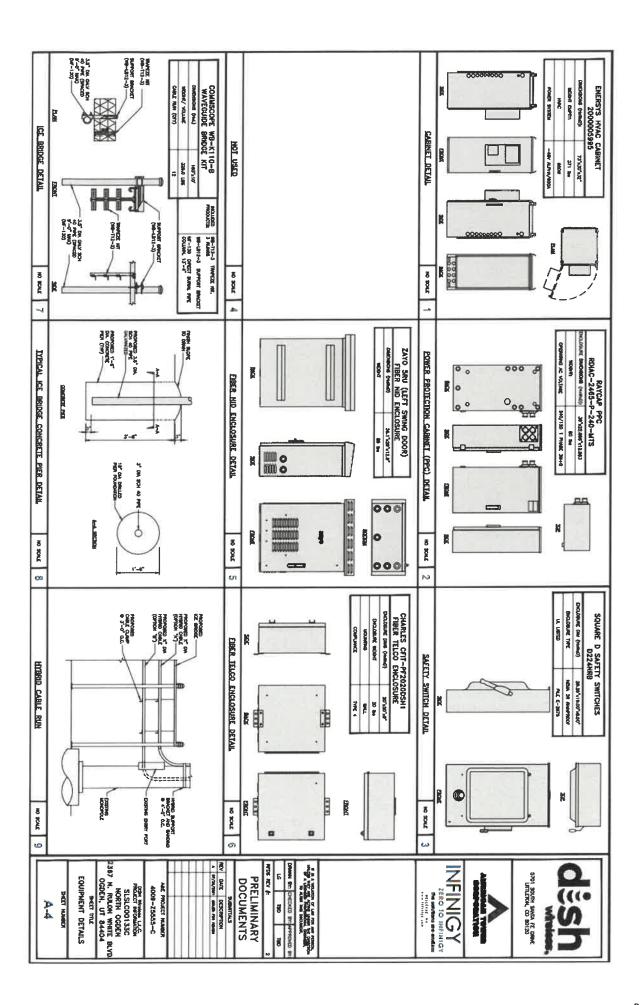




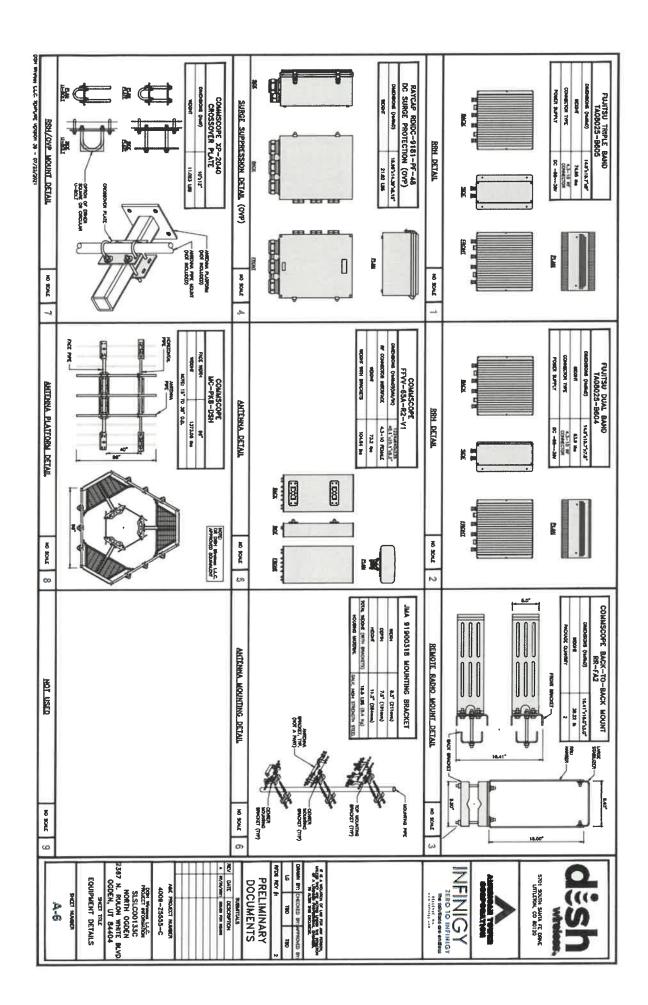


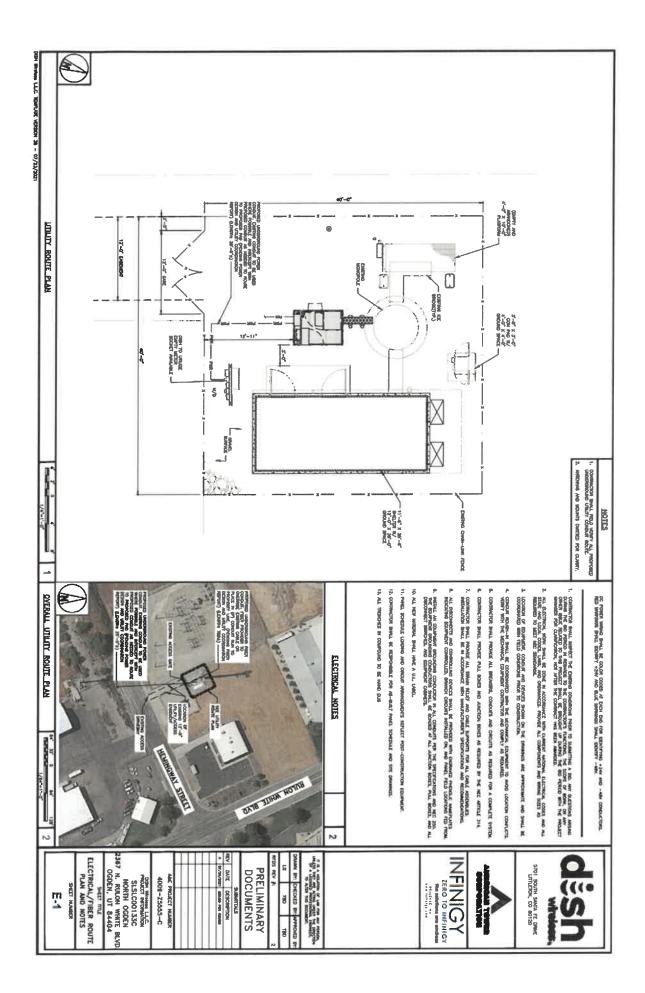




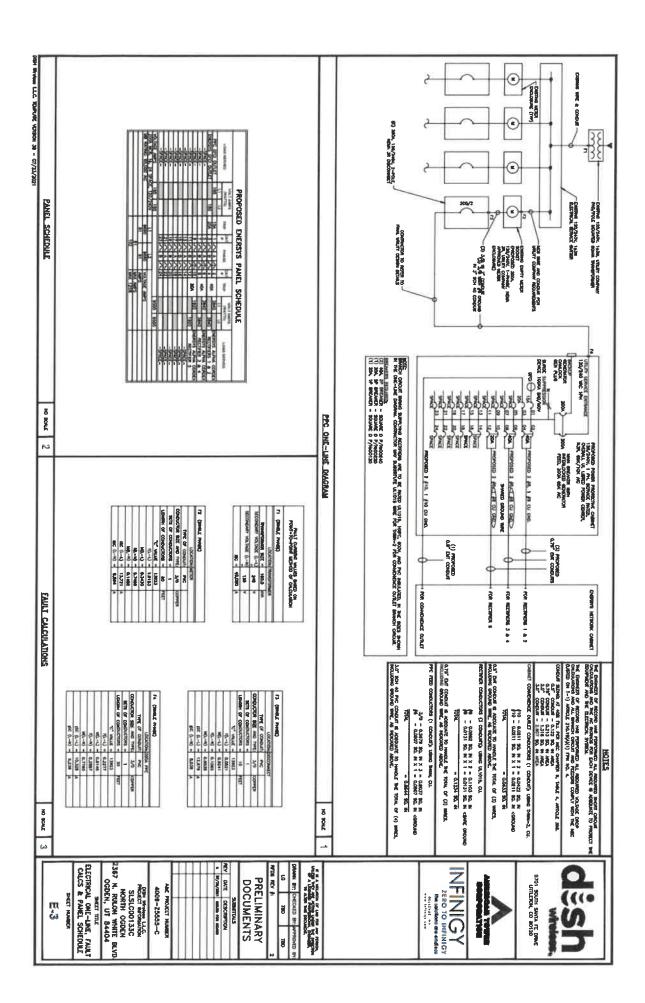


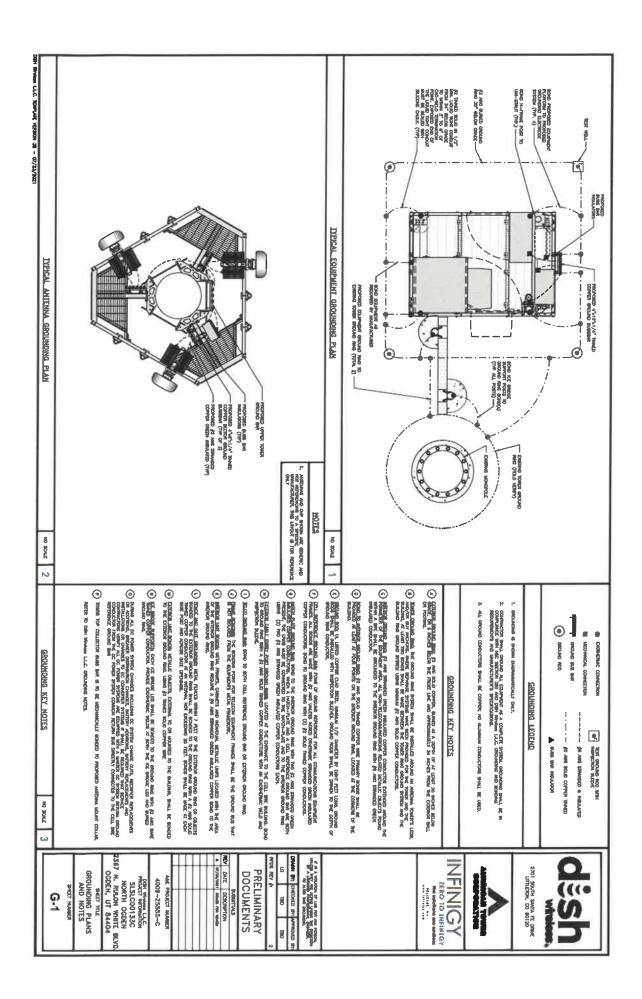
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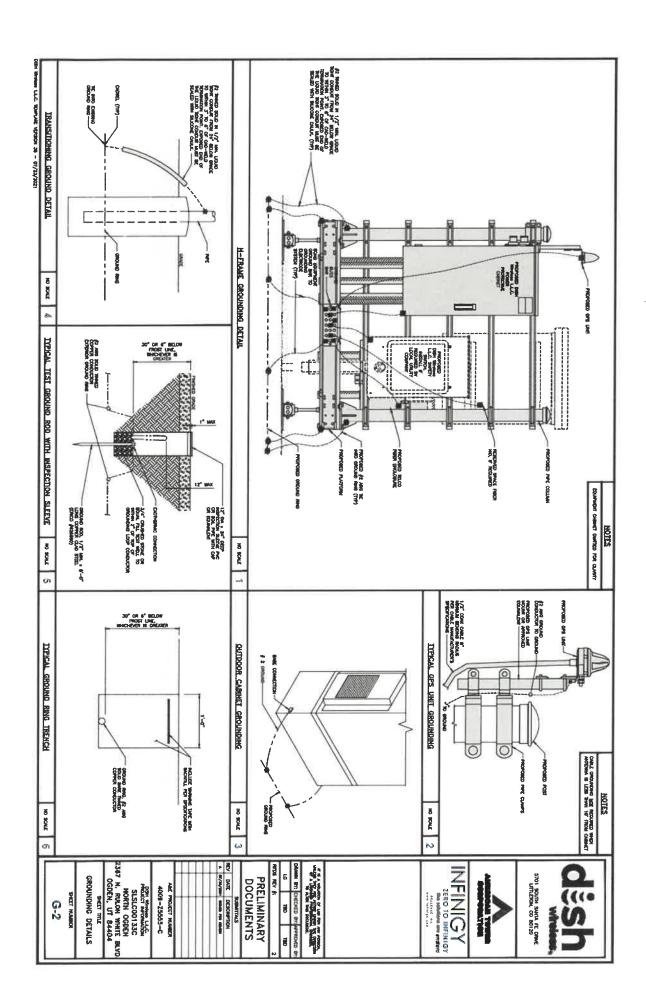




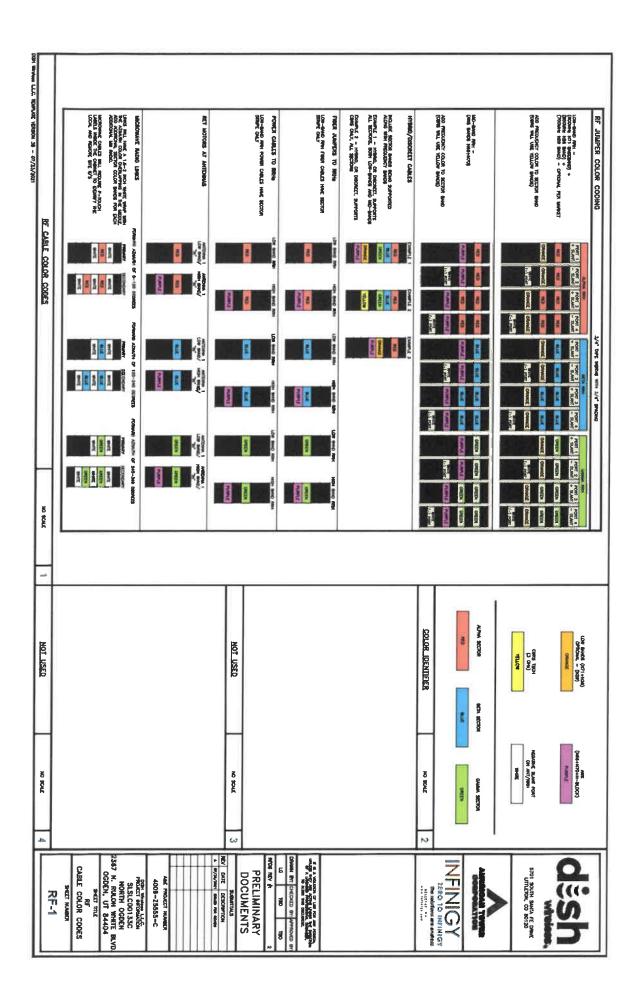
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2. THESE DRIMINGS HAVE BEEN REPORKED LEANS SHANANGS OF PROFESSIONAL LORGE AND CHARLETINESS HORMALLY DESCRICTION HAVE BEEN AND PROCESSIONAL DEPORTED WILL BE PROFESSIONAL THE PROPERTY OF THE PROPERTY HAVE A WIGHTEDEN IT IS ASSUMED THAT THE WORK PROPERTY AND PROJECT AND RECONSTRUCTION HAVE A WIGHTED CHARLE AND RECONSTRUCTION HAVE A WIGHTED CHARLE AND RECONSTRUCTION HAVE A WIGHTED HAVE A WIGHTED HAVE AND RECONSTRUCTION HAVE A WIGHTED HAVE AND RECONSTRUCTION HAVE A WIGHTED CHARLES OF THE PROPERTY OF THE PROPERTY IS CONTINUED BY DESCRICTION OF THE CONTRACTION SHALL USE WIGHTEN ACCOPTED THAT OF THE CONTRACTION SHALL USE WIGHTEN ACCOPTED THAT OF THE CONTRACTION SHALL USE WIGHTEN ACCOPTED THAT OF THE CONTRACTION SHALL USE WIGHTEN ACCOPTED TO THE CONTRACTION SHALL USE WIGHTEN ACCOPTED.

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A THESE DAMMINGS REPRESENT THE PREMISED STRUCTURE. THEY DO NOT REPORTE THE MEMING DE METHODS OF CONSTRUCTION CONTROLLED SHALL BE SOLVED AND STRUCTURE WELFAR SHALL BE SOLVED AND STRUCTURE WELFAR SHALL BE SOLVED AND STRUCTURE WELFARDS. THE CONTROLLED AND SHALL PROPORE ALL MECHANISM SHALL SHALL PROPORE AND SHALL PROPORE THE MECHANISM SHALL PROPORE SHALL PROPORE AND THE UNITED TO, SHACKIN, FORMANDE, SHADEN, SHALL PROPORE SHALL PROPORE SHALL PROPORE WELFARD SHALL PROPORE AND SHALL PROPORE SHA

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4. HOTES AND DETAILS WE THE CONSTRUCTION DRAWNASS SHALL THAT PRESEDENCE OFFR GENERAL HOTES AND TYPICAL INVESTIGATION OFFRANCES OF SHARP WORK ON THE PROJECT, AND/OR AS PROVINCED THE CONTRACT OF DETAILS, WITE, AND PROVINCED THE CONTRACT OFFRANCES CHARPES OFFRANCES OFF

6. SLEETAPINE RETORT HAS BEDS HAVE TO PROMISE ACCUPANT DIMENSIONS AND MEJSURDIDITS ON THE DAMMINGS TO ASSIST BIT THE PROMISE AND/OR PLACEMENT OF CONSTRUCTION ELEMENTS BUT IT IS THE SOLE RESPONSEMENT OF THE CONTRACTION TO TREED YEAR'S THE DIMENSIONS, MEJSURDIDITIS, AND/OR CLEAVANCES SHOWN IN THE CONSTRUCTION DAMMINGS PROMISE THE PROMISE AND OR CUTTING OF MY HEW OR EXSTING CONSTRUCTION ELEMENTS. HE IT IS DETERMINED THAT THERE ARE DECORPORADES AND/OR CONFLICTS WITH THE CONSTRUCTION DAMMINGS THE DICHNEEN OF RECORD IS TO BE MOTHED AS SOON AS PROSBELL.

6. PROR TO THE SHAMESTON OF BIOS, THE BIDDING CONTRICTION SHALL YEST THE COLL STIE TO FAMILIARIZE WITH THE DOSTING CONDITIONS AND TO COMPARED THAT THE WORK CAME BY COCCUMPURED US SHOWN ON THE CONSTRUCTION DAWNINGS. DISCUSSIVEY TOWNS SHALL BE BEOUGHT TO THE ATIZITION OF CAMBRIE PCC AND TOWER CHIEFLY. 3

7. ALL WITTRUS FLAMMEND AND REFLACID SHALL BE IN STREET ACCIDENANCE WITH ALL APPLICABLE CODES, RECULATIONS, AND ORDINANCES, OFFICIALLY CODES, ACCULATIONS, AND COMPANCES, CODENANCES, RELES, RECULATIONS AND LIMITAL CODESS OF ANY PAULIC AUTHORITY RECULATIONS OF REPRODUMENCE OF THE WORK, ALL WORK CARREDOUT SHALL COMPANY BITH ALL APPLICABLE MANURPHIL AND UTILITY COMPANY SPECIFICATIONS AND LICIL JURISDICTIONAL CODES.

B. URAISS NOTED OTHETHINGE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPLITENMICES AND LABOR MICHESTAYY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWNINGS.

9. THE CONTRACTOR SHALL ASTALL ALL EQUIPMENT AND INVESTALS IN ACCORDANCE WITH IMMUTACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.

— If the specified equality can not be nativaled as shown on these dealings, the contractor shall propose I alterning installation for approval of the current and thier owner price to proceeding with any such change installation.

11. CONTRACTOR IS TO PERFORM A SITE INVESTIGATION, BEFORE SUBMITTING BIDS, TO DETERMINE THE BEST ROUTING OF ALL CONDUITS FOR POWER, AND TELED AND FOR CRICUMDING CHALES AS SHOWN IN THE POWER, TELED, AND ORDUNDING PLAN

12. THE CONTRICTOR SHALL PROTECT EXISTING IMPROVEMENTS, PANEMENTS, CURBS, LANDSCAPING AND STRUCTURES, ARY DAMAGE PART SHALL BE REPAIRED AT CONTRICTOR'S EXPENSE TO THE SATISFACTION OF DISH WINNING AND STRUCTURES, ARY

CONTRACTION SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP WHITEHULS SUCH AS COADAL CARLES AND OTHER MEMORED FROM THE DISSING FACILITY. ANTIHANS REJOYATE SHALL SERVINGED TO THE OWNER'S DESIGNATED LOCATION.

CONTRACTOR SWILL LEAVE PREJISES IN CLEAN CONDITION. TRASH AND DEBRIS SHOULD BE REMOVED FROM SITE ON A DAILY

TOWER OWNER-TOWER OWNER

DETAILS.

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NORTH OGDEN 2367 M. RULON WHITE B OGDEN, UT 84404 PROJECT RECOMMENDS SLSLC00133C BLVD

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GENERAL NOTES

SHOT HUNGO

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CONCRETE FOUNDATIONS AND RETHFORCING STEEL

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACT 301, ACT 318, ACT 336, ASTA A184, ASTA A185 AHD THE DESIGN CONSTRUCTION SPECIATION FOR CAST—IN-PLACE CONDRETE.
- UNLESS HOTED OTHERWISE, SOIL BEJANNO PRESSURE USED FOR DESIGN OF SIJABS AND POUNDATIONS IS ASSUMED TO BE 1000
- ALL CONCERTE SHALL HAVE A NAMEAU COLARESSAE STREAGH (*C) OF 3000 ppi AT 20 DAYS, UNLESS HOTED OTHERWISE NO MORE THAN 90 NAMITIS SHALL DLAYSE FROM BATCH TIME TO TIME OF PALICIAINT UNLESS APPROPED BY THE DIGHEST OF RECORD. TEMPERATURE OF CONCRETE SHALL NOT COLSED OFF AT TIME OF PALACILIENT.
- 4. CAMPÈRIE DIPOSED TO REZZE-THAW CYCLES SHALL COMINA MA DIFFINAND ADMICTURES. MADINT OF ME DIFFINANDEST TO BE BASED ON SIZE OF AGGREGATE AND TO CLASS EXPOSURE (AERY SEASES). CENERT USED TO BE TYPE II PORTLAND CENERT WITH A MADINAM WAITE-TO-CENERT BATTO (N/C) OF 0.45.

ALL STELL REPROPERS SHALL COMPORE TO ASTIL ANTI, ANTI, ALL HOLDES HINE RAMPO (HINT) SHALL COMPORE TO ASTIL ANTIS, ALL
SPACES SHALL BE CASES "WI TELEGRAPH SPACES, HALLESS HOTED OTHERWISE ALL HOOKS SHALL BE STANDARD SO DERREY HOOKS,
UNILESS HAVE DE CASES "WI TELEGRAPH SPACES AND OTHERWISE ALL HOOKS SHALL BE STANDARD SO DERREY HOOKS,
UNILESS HAVE DE CASES "WILLD STRENGTH" (P)) OF STANDARD SETONBED BAYS ARE AS PALLIFIES.

\$4 BARS AND SMALLER 40 Ini

\$6 BARS AND LANCER SO HAR

THE POLLOWING MINIMUM CONCRETE COVER SHALL BE PROVIDED FOR REDAPORICING STEEL, UNLESS SHOWN OTHERWISE ş

- CONCRETE EXPOSED TO EARTH OR WEATHERS CONCRETE CAST AGAINST AND PERMANDRILY EXPOSED TO EARTH 3"
- #6 BARS AND LARGER 2"
- \$6 BACS AND SMALLER 1-1/2"
- CONCRETE NOT EXPOSED TO EARTH OR WEATHER
- . BEAMS AND COLUMNS 1-1/2" SIVE STRAM CAN BATE
- A TOOLED EDGE OF A $3/4^\circ$ CHAMPER SHALL BE PROVIDED AT ALL EXPOSED EDGES OF CONCRETE, UNLESS NOTED CHIEFMINE ACCORDANCE WITH ACI 301 SECTION 4.2/4.

ELECTRICAL DESTALLATION NOTES:

AL DIFFINAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, HEC AND ALL APPLICABLE.

IN STATE, AND LOCAL CODES,/ORDINANCES.

- CONDUIT ROUTINGS ARE SCHEMATIC, CONTRACTOR SHALL HISTALL CONDUITS SO THAT ACCESS TO EQUIPMENT IS NOT THAP HAZARDS ARE CLIMINATED.
- ALL CHOOM'S SWILL BE SECREPATED AND IMPLIAN MINIMAN CHRIC SEPARATION AS REQUIRED BY THE NEC. WIRMAN, PANCEMAY AND SUPPORT MICTHOUS AND MATERIALS SHALL COMPLY WITH THE REQUIREDMENTS OF THE NEC.
- ALL EQUENIENT SIMIL BEAT THE UNDERWENTERS (JABORATORIES (JABEL OF APPROVIAL AND SIMIL CONFORM TO REQUIREMENT OF TROMAL ELECTRICAL CODE.

4.2. ALL ONENCIPEEDT DENOES SHALL HARE AN INTERRIPTING CUREDIT NATE THAT SHALL BE GREATER THAN THE SHORT CHOOLIT CARRENT TO WHICH THEY ARE SUBJECTED, 22,000 AC LIMINUAL YEARY ANALAGE SHORT CHOOLIT CUREDIT DOES NOT COKED THE NATING OF ELECTRICAL EQUIPMENT IN ACCORDANCE WITH ARTICLE 110.24 HEC OR THE MOST CURRENT ADOPTED CODE PRE THE COMERGING JURISDICTION.

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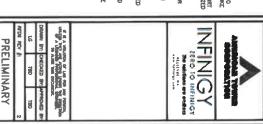
6. AL ELECTRICAL COMPONENTS SHALL BE CLEARLY LABILED WITH LAWROND TACS SHOWNED THER PATED YOUNGE, PHACE COMPONENTINH, WITE COMPONENTINH, POWER OR AMPHORY RATING AND GROWER GROWER GROWER OF THE PAYER, BOARD AND CHROWN D'S).

- PANEL BOARDS (10 AVAMBERS) SHALL BE CLEARLY LABELED WITH PLASTIC LABELS
- THE WINDS ARE NOT ALLOWED.
- ALL POWER AND EQUIPMENT OROUND WEING AN THRING OR CONDUCT SHALL BE SWILL COPPER CONDUCTOR (§14 OR LARGE) TIPE THRIS, THAN, THAN-2, THAN-
- SUPPLEMENTAL EQUIPMENT CROUND WRING LOCATED MODORS SWALL BE SWILLE COPPER COMDUCTOR (No Or LANGER) WITH TYPE THINK, THINK-2, XMMM-2, XMMM-2, THIN, THIN-2, RMM, OR RHW-2 WISHLATION LINLESS CINEDRINGS SPECIFED.
- 11. POWER AND CONTROL WIRMS AN FLEGRIE CORD SHALL BE MULTI-CONDUCTOR, TIPE SCOW CORD (§14 OR LANGES) UNLESS OTHERWISE SPECIFED.
- ALL POWER AND WINE HUTS SHALL BE PAIED FOR OPERATION NOT LESS THAN 75°C (BY C IF AMALABLE). 12. POWER AND CONTROL WIRNO FOR USE IN CABLE TRAY SHALL BE MULTI-CONDUCTOR, TYPE TO CABLE (\$1+ OR LARGER), WITH TYPE THEM, THEM, THEM, JUNEW, 2048Y-2, THE, THE-2, THE, OR RHW-2 INSULATION UNLESS OTHERWISE SPECIFICS. PACEMINY AND CABLE TRAY SHALL BE LISTED OR LABOLED FOR ELECTRICAL USE IN ACCORDANCE WITH HEIM, UL ANSI/EEE AND
- ELECTRICAL METALLIC TUBBIC (EAT), INTERNEDIATE METAL CONDUIT (NIC), OR RIGID METAL CONDUIT (RIGI) SHALL BE USED FOR EXPOSED MIDDOR LOCATIONS.

- SCHEDULE 40 PVC UNDERGROUND ON STRUCKTS AND SCHEDULE 80 PVC FOR ALL ELBOHS/PGA AND ALL APPROVED ABOVE GRADE PVC CONDUST. ELECTRICAL METALLIC TUBING (EMT) OR METAL-CLAD CABLE (INC) SHALL BE USED FOR CONCEAED INDOOR LOCATIONS.
- LICHID-TRAFF FLORING METALLIC CONDUIT (DOUND-TITE FLEX) SHALL BE USED INDICORS AND OUTDOORS, WHITHE MORATICAL
 OCCURS OR FLORIBUTY IS NEEDED.
- CONDUIT AND TUBING FITTINGS SHALL BE THREJOED OR COMPRESSION-THPE AND APPROVED FOR THE LOCATION USED, SET SCREW FITTINGS ARE NOT ACCEPTABLE. CABRETS, BOXES AND WEE WAYS SHALL BE LABELED FOR ELECTRICAL USE IN ACCORDANCE WITH HELAL U., AKSI/IEEE AND
- WEENING SHALL BE METAL WITH AN ENWISH AND INCLUDE A HINGED COYDS, DESIGNED TO SWING OPEN DOWNWARDS (WIESDIGLD SPECIANT, WINDWIY).

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- SLOTTED WARNO DUCT SHALL BE PVC AND INCLUDE CONER (PANDLIT TYPE & OR EQUAL).
- ALLIDARIL RINH CONDUTTS SHALL BE FASTINED SECURED. HI PLACE WITH APPROVED NEW-PERSONNETD STRINGS AND HANGES, EXPLICANCE FOR LOSS OF THE STRINCTINE, MARTINE CLOSE PRODUCT TO THE STRINCTINE WAS AND THE PRESENT CONSTITUTIONS, DOES OF CONDUTTS SHALL BE RECOVED TO CONSTITUTION TO STRINCT AND THE STRINCTINE WAS AND THE STRINCT AND THE PRESENT CONSTITUTION AND THE PRESENT CONSTITUTION OF THE PRESENT CONST
- 24. COUPMENT CABACTS, TOTAINA, BOXCS, ARRITON BOXCS AND FILL BOXCS SHALL BE CALMHAZED OR EPONY-COATED SHET! STEEL SHALL HEET OR EXCEDU IL, 50 AND BE RATED HEMA! (OR BETTER) FOR MIEDROR LOCATIONS AND HEMA 3 (OR BETTER) FOR EXTENSIN LOCATIONS.
- 25. HETAL RECEPTACIE, SMITCH AND DEVICE BOXES SWALL BE CALLWAZED, EPOXY--DOATED OR NON--CORNOLING, SWALL MEET OR EXCEED U. 5144 AND HEAR OR 1 AND BE RATED HEAR 1 (OR BILITER) FOR INTERNO LOCATIONS AND WEATHER PROTECTED (BY OR
- BETTER) FOR EXTERIOR LOCATIONS.
- 27. THE CONTRACTOR SHALL NOTITY AND OBTAIN HISSESSARY AUTHORIZATION FROM THE CHERRIER AND/ORI DISH WINNERS LLC. AND TOWER OWNER RESTORE COMMENCIAN WORK ON THE AC POWER DISTINGUITON PANELS, 26. HONNETALUC RECEPTACLE, SWITCH AND DENICE BOXES SWALL MEET ON EXCEED MOUN OS 2 (HENEST RENSION) AND BE RATES HEMA 1 (ON DETICA) FOR EXTERIOR LOCATIONS.
- 28. THE CONTRACTOR SHALL PROVIDE MECESSARY TAGGING ON THE INSERUERS, CABLES AND DISTRIBUTION PAYELS IN ACCORDANCE WITH THE APPLICABLE CODES AND STANDARDS TO SATERLAND LIFE AND PROPERTY.
- WISTALL LAWCOOD LABOL ON THE METER CONTER TO SHOW "DISH WINNING LALC."
- ALL EMPTY/SPARE CONDUITS THAT ARE INSTALLED ARE TO HAVE A WETERED MULE TAPE PULL CORD INSTALLED



JAN A PRELIMINARY DOCUMENTS DESCRIPTION

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