



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an amendment to a conditional use permit for a cell tower site located at 676 N. 7100 East St.

Type of Decision: Administrative

Applicant: Weber County

File Number: CUP# 2022-04

Property Information

Approximate Address: 676 N. 7100 East St, Huntsville UT 84317

Project Area: 18.44 acres

Zoning: AV-3

Existing Land Use: Cell site

Proposed Land Use: Cell site

Parcel ID: 210080029

Township, Range, Section: Township 6 North, Range 2 East, Section 7

Adjacent Land Use

North: Vacant G	South: Vacant AV-3
East: Vacant AV-3	West: Vacant S-1

Staff Information

Report Presenter: Marta Borchert
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 801-399-8761

Report Reviewer: sb

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Definitions
- Title 104, Chapter 2, Agricultural Zones AV-3 Zone
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 4 Conditional Uses

Summary and Background

The applicant is requesting approval of an amendment to the conditional use permit for a cell tower site located at 676 N. 7100 East St. The proposed project includes modifying equipment on an existing commercial cell tower. The scope of work includes: Tower work: Remove (6) RRU(s) and (6) 7/8" coax cable(s) Install (3) panels, (6) RRU(s), (1) 1-5/8" Hybrid Cable and (3) Basmt-sbs-1-2 Dual Antenna Bracket(s). Existing (12) Panel(s), (6) 7/8" Coax Cable(s), (1) 6x12 Hybrid Cable, (1) TT OVP6, (1) MW Dish, (1) Ice Bridge and (1) EW90 Elliptical Cable to remain. Shelter work: Install (1) 6648 BBU. The addition of this equipment is considered de minimis.

Under LUC 108-4-3 (2)b7, "The planning commission is the land use authority for conditional use permits. De minimis revisions to a previously approved conditional use permit may be approved by the planning director provided it can be determined that the changes are slight, inconsequential, and not in violation of any substantive provision of this Code. The planning director's written approval of a de minimis revision shall be appended to the written decision of the planning commission. Revisions that are de minimis shall not require public notice."

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 is able to meet these standards. The following is staff's evaluation of the request.

Analysis

General Plan: The request is in conformance with the Ogden Valley General Plan by ensuring a better quality of communication services for residents of the Ogden Valley while not proposing an entirely new utility substation.

Zoning: The subject property is located within the AV-3 Zone. Public utility substations and radio/television towers are listed as a conditional use in the AV-3 zone. The proposed amendment does not include any additional structures on the ground level, will not expand the existing site plan.

Conditional Use Review: 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 provide better 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 replace existing equipment. The additional equipment is not anticipated to cause interference problems for the Ogden Valley Recreation/Transmission Special Service District or Verizon Wireless, both are lessees of the tower as well.
- *Standards relating to the current qualities and characteristics of the surrounding area and compliance with the intent of the general plan:* The additional equipment is shown on exhibit A and will not impact the qualities and characteristics of the area.

Design Review: The proposed use requires a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding areas. The matters for consideration are as follows:

- *Considerations relating to traffic safety and traffic congestion.* The proposal is not anticipated to cause any traffic congestion or safety hazards.
- *Considerations relating to landscaping.* The site does not currently maintain the required 20 % landscaping. However, the site has been reviewed through multiple conditional use permit reviews. The Ogden Valley Planning Commission did not require additional landscaping beyond the natural foliage that currently covers the site.
- *Considerations relating to buildings and site layout.* The proposal does not include additional equipment or buildings on the ground level.
- *Considerations relating to utility easements, drainage, and other engineering questions.* No conditions of approval have been required following review of the application by the Engineering Division.
- *Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval.* The subject site does not have any type of development agreement associated with the property; therefore considerations pertaining to this portion of the code are not applicable at this time.

Review Agencies: The proposed de minimis change is subject to the Fire District and Engineering Division reviews. The reviews have not been posted as of the date of this report.

Staff Recommendation

The Planning Division recommends approval of file# CUP 2022-04. The approval is subject to all review agency requirements.

This recommendation is based on the following findings:

1. The proposed use conforms to the Ogden Valley General 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 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 2021-07 is hereby given based upon the conditions and findings outline in this staff report.

Dated the 14th day of APRIL, 2021



Rick Grover, Weber County Planning Director

Exhibits

A. Site plan and Elevations

Map 1



Exhibit A

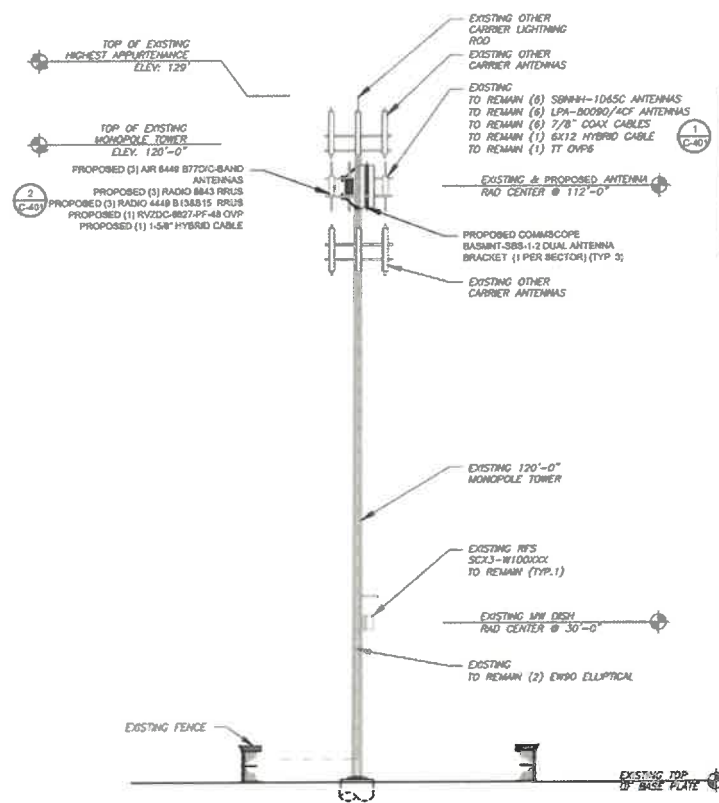
NOTES
THIS DRAWING IS FOR EXHIBIT AND LAYOUT PURPOSES ONLY.

PLEASE REFER TO STRUCTURAL DOCUMENTS (PREPARED BY OTHERS) FOR PROJECT STRUCTURAL CALCULATION AND RESULTS.

NO WORK IS TO BE DONE WITHOUT AN APPROVED STRUCTURAL ANALYSIS PROVIDED BY OTHERS

TOWER NOTE

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM WITH THE AMERICAN TOWER CONSTRUCTION MANAGER THAT THEY HAVE THE MOST RECENT VERSION OF THE STRUCTURAL ANALYSIS BEFORE COMMENCING WORK. EXISTING AND PROPOSED TOWER APPURTENANCES, MOUNTS, AND ANTENNAS ARE SHOWN BASED ON THE STRUCTURAL ANALYSIS.
2. ROUTE PROPOSED CABLES ALONG SAME PATH AS EXISTING CABLES AND IN ACCORDANCE WITH STRUCTURAL ANALYSIS. WHERE POSSIBLE UTILIZE EXISTING CABLE SUPPORT STRUCTURES AS PROVIDED FOR CARRIER TO ADEQUATELY SECURE CABLES USING EITHER APPROPRIATELY SIZED STAINLESS STEEL SNAP-RINGS OR MOUNTING HARDWARE AND BRACKETS AS SPECIFIED BY CABLE MANUFACTURER. OTHERWISE, ATTACH CABLES TO HORIZONTAL OR DIAGONAL TOWER MEMBERS USING PROPOSED STAINLESS STEEL ADAPTERS (DO NOT ATTACH TO TOWER LEG).
3. TOWER ELEVATIONS ARE MEASURED FROM TOP OF BASE PLATE TO MATCH STRUCTURAL ANALYSIS. ELEVATIONS DO NOT REFLECT TRUE ABOVE GROUND LEVEL (A.O.L.).

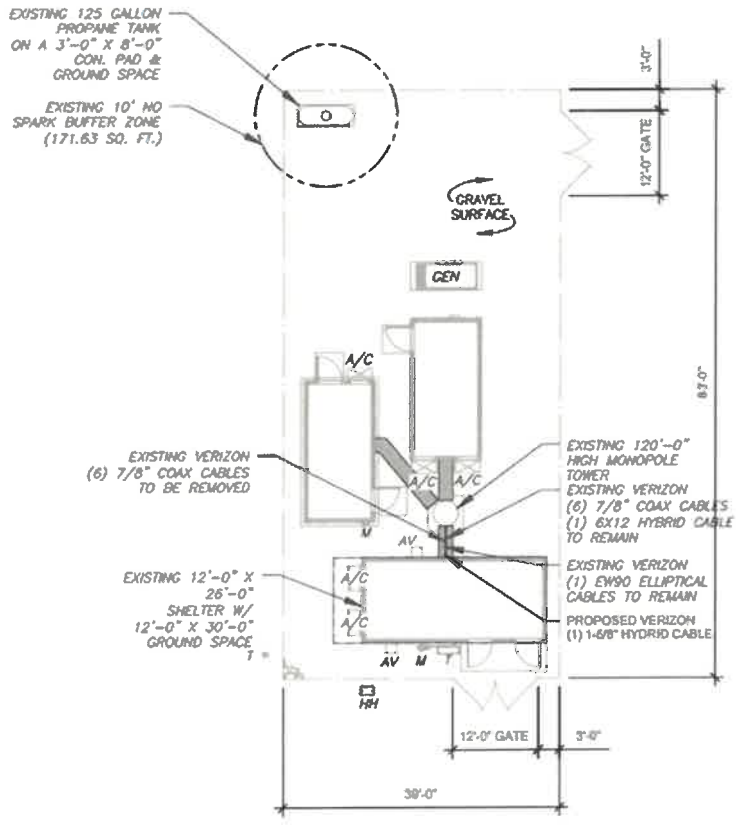


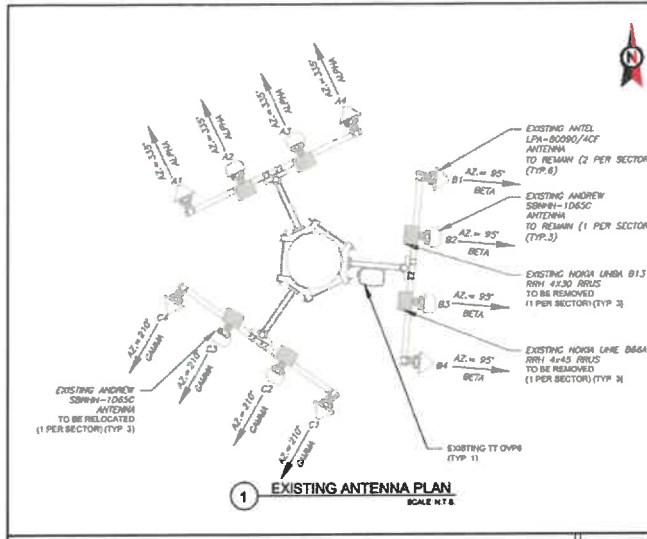
PER MOUNT ANALYSIS COMPLETED BY ETS, DATED 06-07-2021, THE EXISTING MOUNT MUST BE MODIFIED TO ADEQUATELY SUPPORT THE PROPOSED LOADING. THE MOUNT MODIFICATION PROPOSED IN THE MOUNT ANALYSIS, INCLUDED AT THE END OF THIS PLAN SET, MUST BE INSTALLED PRIOR TO THE INSTALLATION OF THE PROPOSED ANTENNAS AND OTHER EQUIPMENT.

HYBRID CABLE INFO	
QUANTITY FROM COAX PORT	1
LENGTH FROM SHELTER SURGE PROTECTOR TO ENTRY PORT	6'-3" ±
LENGTH FROM ENTRY PANEL TO TOWER	4'-5" ±
LENGTH FROM T.O.C. TO TOWER SURGE PROTECTOR CAL	112'-0" ±
TOTAL HYBRID CABLE LENGTH	128'-8" ±

SPECIAL NOTES

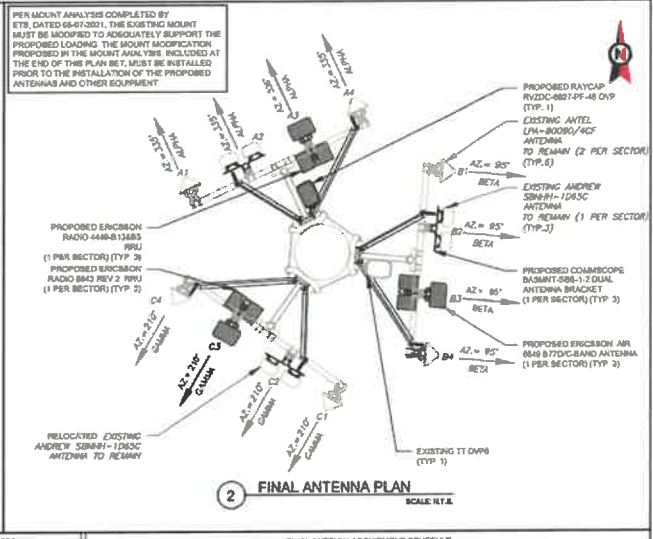
1. GC TO VERIFY ALL HEIGHTS AND AZIMUTHS IN FIELD PRIOR TO CONSTRUCTION. GC SHALL NOTIFY PM AND ARCHITECT/ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
2. STRUCTURAL DESIGN & ANALYSIS SHALL BE PERFORMED & APPROVED BY TOWER OWNER AND MANUFACTURER (STRUCTURAL ANALYSIS BY OTHERS).
3. STRUCTURAL ANALYSIS PERFORMED BY OTHERS. CONTRACTOR TO THOROUGHLY REVIEW THE TOWER STRUCTURAL ANALYSIS FOR INFORMATION PERTAINING TO TOWER UPGRADES, MOUNTING TYPES, ANTENNA HEIGHTS, AND CABLE ROUTING. ANY OTHER DISCREPANCIES BETWEEN THE DRAWINGS, STRUCTURAL ANALYSIS, AND TOWER PLANS SHOULD BE BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER PRIOR TO BIDDING AND INSTALLATION.





1 EXISTING ANTENNA PLAN
SCALE: N7.6

PER MOUNT ANALYSIS COMPLETED BY ETC, DATED 06/07/2021, THE EXISTING MOUNT MUST BE MODIFIED TO ADEQUATELY SUPPORT THE PROPOSED LOADING. THE MOUNT MODIFICATION PROPOSED IN THE MOUNT ANALYSIS INCLUDED AT THE END OF THIS PLAN SET, MUST BE INSTALLED PRIOR TO THE INSTALLATION OF THE PROPOSED ANTENNAS AND OTHER EQUIPMENT.



2 FINAL ANTENNA PLAN
SCALE: N7.6

EXISTING ANTENNA / EQUIPMENT SCHEDULE

NOTES

FINAL ANTENNA / EQUIPMENT SCHEDULE