



Weber County Planning Division

Design Review Administrative Approval (Update to the Verizon Tower)

Site Plan Name: Verizon Cell Tower (CUP 2014-12)
Date Submitted: June 16, 2014
Land Serial Number: 19-060-0031
Approximate Address: 2367 North Rulon White BLVD. (Approximate)
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 the Weber County Industrial Park at approximately 2367 North Rulon White BLVD. The Land Use Code Title 104 Zones Chapter 22 Manufacturing (M-1) Zone allows a “public utility substation” as a conditional use. Upgrades to this site will allow Verizon to provide better cellular and wireless services to its customers in Western Weber County. The applicant will be removing Nextel equipment shelter and replacing it with a Verizon Shelter; replacing Nextel’s antennas with 8 foot tall Verizon antennas (4 per section for a total of 12); replacing Nextel’s power meter in the existing bank with a Verizon power meter; and installing two six foot microwave dishes.

The existing tower is 148 feet tall and there will be no changes to the tower or setbacks. The tower is co-locatable.

Planning Division Review

▪ **Are the applicable requirements of the Weber County Land Use Code complete?**

Staff has determined that The Land Use Code Title 104 Zones Chapter 22 Manufacturing (M-1) Zone and Title 108 Chapter 1 Design Review apply to this project. These ordinances 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 antennas, cabinets, and microwave dishes.
- There will be no change in the setbacks of the tower or equipment
- This is considered a minor change in that applicant is removing antennas and shelter and replacing them with new antennas, shelter, and microwave dishes. 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 June 16, 2014.
- The requirements of the Land Use Code Title 104 Zones Chapter 22 Manufacturing (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 Verizon to replace the existing antennas and radio cabinets, and add microwave dishes is hereby approved.

Date of Administrative Approval: June 16, 2014



Sean Wilkinson
Weber County Planning Director

Exhibits

A. Verizon site plan

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