



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a time extension for a conditional use permit to install an 82 foot monopine cell tower at Snow Basin above Becker Lift and a new 12 foot by 26 foot pre-fabricated equipment shelter.

Agenda Date: Tuesday, February 23, 2016

Applicant: Pete Simmons, agent for Verizon

File Number: CUP 2015-06

Property Information

Approximate Address: 3925 Snowbasin Road, Huntsville, UT

Project Area: 1000+ Acres

Zoning: Destination and Recreational Resort - 1 Zone (DRR-1)

Existing Land Use: Ski Resort and existing Public Utility Substation

Proposed Land Use: A new 82 foot monopine cell tower, with a new 12 foot by 26 foot pre-fabricated equipment shelter

Parcel ID: 23-004-0003

Township, Range, Section: T5N, R1E, Section 5

Adjacent Land Use

North:	Forest	South:	Forest
East:	Forest	West:	Forest

Staff Information

Report Presenter: Jim Gentry
jgentry@co.weber.ut.us
801-399-8766

Report Reviewer: SW

Applicable Ordinances

- Weber County Land Use Code Title 104 Chapter 29 (DRR-1 Zone)
- Weber County Land Use Code Title Chapter 4 (Conditional Uses)

Background

The applicant is requesting a 6-month time extension for a Conditional Use Permit, which was approved in March of 2015 by the Planning Commission. The conditional use application approval allows an 82 foot monopine cell tower at Snow Basin above Becker Lift and a new 12 foot by 26 foot pre-fabricated equipment shelter. Snowbasin Ski Resort is located at approximately 3925 Snowbasin Road and is Zoned DRR-1 Zone, which allows a "public utility substation" as a conditional use.

The Condition Use code states: "Unless there is substantial action under a conditional use permit within a maximum period of one year of its approval from the land use authority, the conditional use permit shall expire. The land use authority may grant a maximum extension of six months."

In the applicant's narrative the construction time line is to start in June and be completed by September of 2016.

Summary of Planning Commission Considerations

- Does the proposed time extension meet the requirements of applicable County Ordinances?
- The Land Use Code lists 6-months as the only criteria for a time extension.

Conditions of Approval

- As approved in March of 2015

Staff Recommendation

Staff recommends approval of a 6-month time extension based on the construction time frame that was provided in the applicant's narrative; 6-months time extension are allowed in Weber County Land Use Code Title Chapter 4 (Conditional Uses), and 6-months is the only criteria listed for a time extension.

Exhibits

- A. Applicant's narrative

January 11, 2016

Weber County Planning Division
2380 Washington Blvd., Ste. 240
Ogden, UT 84401-1473
Attn.: Jim Gentry

Re: Sal Becker – CUP Time Extension Request (CUP 2015-06)

Dear Mr. Gentry,

Back on 3/25/15, Verizon Wireless (VZW) received approval for a conditional use permit to install an 82' stealth monopine and a 12' x 26' equipment shelter at Snowbasin Ski Resort. Since that time, in working with Snowbasin, it was requested that construction should be done in the spring-early summer of 2016 after the resort is closed. VZW has reworked their build plan for 2016 to have this site on-air in September which construction would begin in June.

The CUP is set to expire on 3/25/16 and so VZW would request a single 6-month time extension in order to get the building permit application by June 2016. This would also allow time for VZW to install the facility in order to meet the September on-air date.

On behalf of Verizon Wireless, I would like to thank you for your assistance and look forward to working with Weber County on approval of the requested 6-month time extension. If you have any questions or comments, please feel free to call me at (801) 518-7098.

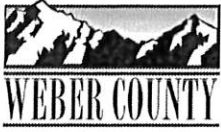
Sincerely,



Pete Simmons
Senior Real Estate Specialist

Technology  Associates

5710 South Green Street
Salt Lake City, UT 84123
(801) 463-1020 ext. 2110
(801) 518-7098 Cell
(801) 262-0428 Fax
pete.simmons@taec.net

**Weber County Corporation**

Weber County
2380 Washington Blvd
Ogden UT 84401

Customer Receipt

Receipt
Number **1755**

Receipt Date

01/19/16

Received From:

Nefi Garcia

Time: 09:58

Clerk: mwald

Description	Comment	Amount
LUP-Nefi Garcia	Land Use Permit	\$50.00

Payment Type	Quantity	Ref	Amount
CREDIT CARD			

AMT TENDERED: \$50.00

AMT APPLIED: \$50.00

CHANGE: \$0.00

1755

Transaction Result:

Date/Time:	Tuesday, January 19, 2016/8:51:57 AM PDT	Amount:	\$ 50.00
Merchant ID:	138011	Service Fee:	\$ 1.95
Transaction Type:	CC SALE	Total Amount:	\$ 51.95
Response Type:	A	Response Code:	A01
Response Description:	APPROVED	Authorization Code:	046939
ATM Verify Result:			
Details:			
Trace Number:	F9C04D7B-0FDC-4357-BCBD-1C5F739278BE		

Payment Info:

Customer Name:	Nefi Garcia
Payment Method:	Credit Card: MAST
Last 4 digits:	*****3945
Account #:	
Field2:	

Contact Info:

Company Name:	WEBER CO UT PUBLIC WORKS		
Street Name:	2380 WASHINGTON BLVD		
Street Name 2:			
City:	OGDEN	Postal Code:	84401
State:	UT	Fax Number:	
Phone Number:	801-399-8454		
Customer Service:	866-764-2002		

Thank you for your order.

Account Holder/Authorization Signature _____