

Weber County Conditional Use Permit Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed 10/14/2011	Fees (Office Use) \$225.00	Receipt Number (Office Use)	File Number (Office Use) CUP2011-6
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Property Owner Contact Information

Name of Property Owner(s) OGDEN WEBER CHAMBER	Mailing Address of Property Owner(s) 2484 WASHINGTON BLVD # 400 OGDEN UT 84401
Phone 801 621 8300	Fax 801 392 2609
Email Address MARI @ OGDENWEBERCHAMBER.COM	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) DOLIA KOFFORD	Mailing Address of Authorized Person 9847 S. 500 W SANDY UT 84070
Phone 425 306 7886	Fax 801 562 0661
Email Address DOLIA.KOFFORD @ TAIC.NET	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Property Information

Project Name SAL PEERY CAMP	Current Zoning FR-1
Approximate Address SW CORNER SEC 26, T6N, R1W	Land Serial Number(s) 13-075-0006

Proposed Use
UNMANNED COMMUNICATION SITE

Project Narrative
VERIZON WIRELESS IS PROPOSING TO INSTALL AN UNMANNED COMMUNICATION FACILITY CONSISTING OF ANTENNAS MOUNTED TO A NEW 85' TALL MONOPINE WITH EQUIPMENT LOCATED INSIDE A NEW 12' x 26' PREFABRICATED EQUIPMENT BUILDING ENCLOSED WITH A SIX FOOT TALL CHAIN LINK FENCE WITH THREE STRANDS OF BARBED WIRE.

Basis for Issuance of Conditional Use Permit

That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the community:

THIS SITE LOCATION IS PIVOTAL TO THE FOUR EXISTING VERIZON ANTENNA LOCATIONS (2 ABOVE AND 2 BELOW THIS SITE). IT IS AN ESSENTIAL LOCATION TO PROVIDE CONTINUOUS COVERAGE THROUGHOUT OGDEN CANYON AND TO EXTEND 911 SERVICE.

That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complimentary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs:

THE MOND PINE STRUCTURE HAS BEEN DESIGNED TO BLEND WITH SURROUNDING LANDSCAPE AND EXISTING EVER GREEN TREES. THE SITE IS ENCLOSED WITH CHAIN LINK FENCE AND BARBED WIRE TO DETER UNAUTHORIZED ACCESS.

That the proposed use will comply with the regulations and conditions specified in this Ordinance for such use:

THIS SITE PROPOSAL IS ALLOWED UPON APPROVAL OF THE PLANNING COMMISSION THROUGH THE CONDITIONAL USE PROCESS.

That the proposed use conforms to the goals, policies and governing principles and land use of the General Plan for Weber County:

THIS APPLICATION CONFORMS TO THE GOALS, POLICIES AND GOVERNING PRINCIPLES AND LAND USE OF THE GENERAL PLAN FOR WEBER COUNTY.



That the proposed use will not lead to the deterioration of the environment or ecology of the general area, nor will produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally effect, to any appreciable degree, public and private properties including the operation of existing uses thereon, in the immediate vicinity of the community or area as a whole:

VERIZON WIRELESS EQUIPMENT (COMPUTERS, PROCESSORS ETC) ARE ALL CONTAINED WITHIN A PREFABRICATED SHELTER DESIGNED AND ENGINEERED TO CONTAIN ALL ELECTRONICS THERE ARE IS NOTHING THAT IS DETRIMENTAL TO THE ENVIRONMENT NOR TO PUBLIC AND PRIVATE PROPERTIES

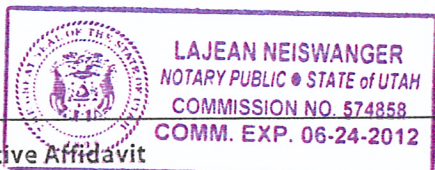
Property Owner Affidavit

I (We), DAVID B. HARDMAN / VERIZON CHAIRMAN, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

David B. Hardman
(Property Owner) PRESIDENT/CEO

(Property Owner)

Subscribed and sworn to me this 11th day of October, 20 11.



Lajeane Neiswanger
(Notary)

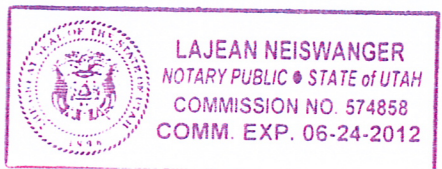
Authorized Representative Affidavit

I (We), DAVID B. HARDMAN / VERIZON CHAIRMAN, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), DAVID KOFFORD / TAIC, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

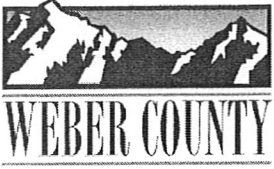
David B. Hardman
(Property Owner)

(Property Owner)

Dated this 11th day of October, 20 11, personally appeared before me David B. Hardman, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



Lajeane Neiswanger
(Notary)



Weber County Public Works Department Official Receipt

Receipt Date 11-OCT-2011

12:20:46 PM

Description CUP

From Client TECHNOLOGY ASSOCIATES

CHECK 250

Total Received: 250

Empl Id / Receipt Nbr: AM - 21271

Signature

*** Please Retain This Receipt For Your Personal Records ***

Staff process checklist for Conditional Use Applications

- Date
- _____ Confirm that the land use ordinance allows the proposed use as a conditional use in the zone for which it is proposed
 - _____ Confirm the application contains the information required by the ordinance
 - _____ Confirm that the application has been filled out completely with the appropriate fees paid
 - _____ Send application to review agencies
 - _____ Place the item on the Planning Commission for a public meeting
 - _____ Provide the applicant with a copy of staff report that has been prepared in response to the application at least 3 days in advance of any meetings
 - _____ Provide notice of public meeting as per county ordinance (state code has no requirement)
 - _____ Place a copy of the label list of property owners in the file
 - _____ Conduct meeting allowing broad input from the applicant. Findings based on applicant's compliance with the Ordinances
 - Either:
 - _____ Approve the use as proposed; or
 - _____ If appropriate, impose reasonable conditions supported by substantial evidence in the record that cause the application to:
 - Comply with the standards in the ordinance; and
 - Mitigate the potentially negative aspects of the proposed use that are required by standards in the ordinance; or
 - Deny the use and adopt findings supported by substantial evidence in the record why the application:
 - Does not comply with the standards in the ordinance; and
 - Cannot be mitigated by additional conditions
 - _____ Preserve the record of the proceedings to document the law and evidence that was considered by the Land Use Authority
 - _____ Update Conditional Use index to reflect approval date
 - _____ Send applicant notice of decision
 - _____ Issue land use permit 15 days from the date the notice of decision was sent, if no appeals have been filed
 - _____ Place a copy of the land use permit in the file

Staff process checklist for Conditional Uses appealed to the County Commission

- Date
- _____ Determine that a final land use decision has been rendered by the a land use authority
 - _____ Verify that the request for appeal was filed in a timely manner (15 days)
 - _____ Verify that the request for appeal is sufficiently complete for consideration. If not, inform the appellant, specifically, how the appeal is deficient
 - _____ Provide a copy of applicants appeal of Planning Commission (land use authority) decision and a copy of the minutes to the County Commission
 - _____ Prepare staff report and place on County Commission agenda one week prior to public meeting date
 - _____ Notify applicant of meeting and provide copy of staff report
 - _____ Send out notices as required by county ordinances. A public hearing is not required
 - _____ Review standards in the ordinance and state law that apply to the consideration of appeal
 - _____ The appeal body acts in a quasi-judicial manner and gathers evidence impartially. Afford the appellant due process, which includes the rights of notice, to be heard, to confront witness, and to respond to evidence submitted by others
 - _____ Preserve the record of the proceedings to document the law and evidence that was considered by the appeal authority
 - _____ Update Conditional Use index to reflect decision
 - _____ Send applicant notice of decision



Weber County Planning Division

WEBER COUNTY AGENCY REVIEW Of Conditional Use Permits

<u>PAPER</u>	<u>ELECTRONIC</u>	<u>AGENCY</u>
<input type="radio"/>	<input checked="" type="radio"/>	ENGINEERING
<input type="radio"/>	<input checked="" type="radio"/>	BUILDING INSPECTION
<input type="radio"/>	<input checked="" type="radio"/>	ASSESSORS
<input type="radio"/>	<input checked="" type="radio"/>	HEALTH
<input type="radio"/>	<input checked="" type="radio"/>	FIRE
<input type="radio"/>	<input type="radio"/>	ANIMAL CONTROL SERVICES

OTHER AGENCY REVIEW

<u>PAPER</u>	<u>ELECTRONIC</u>	<u>AGENCY</u>
<input type="radio"/>	<input type="radio"/>	<u>WEBER BASIN WATER CONS. DISTRICT</u>
<input type="radio"/>	<input type="radio"/>	<u>BONA VISTA WATER</u>
<input type="radio"/>	<input type="radio"/>	<u>CENTRAL WEBER SEWER DISTRICT</u>
<input type="radio"/>	<input type="radio"/>	<u>DIVISION OF AIR QUALITY</u>
<input type="radio"/>	<input type="radio"/>	<u>UTAH DEPT OF TRANSPORTATION</u>
<input type="radio"/>	<input type="radio"/>	<u>USFS OGDEN RANGER DISTRICT</u>
<input type="radio"/>	<input type="radio"/>	<u>WEDCORP (Jon Kasina)</u>

--If processing by paper, please respond to this review request **by returning this form** and the attached plan **within 14 days** to:

Weber County Planning Commission, 2380 Washington Blvd., Ste 240, Ogden, UT 84401-1473

--If processing through Miradi, submit your response **within 14 days**

-- If you have any questions or need further information, please call 399-8791, Fax 399-8862

Thank You, Kary Serrano