

# 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 5/28/2019	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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## Property Owner Contact Information

Name of Property Owner(s) USA-Bureau of Reclamation c/o Ogden River Water		Mailing Address of Property Owner(s) 121 West Election Blvd. Ste. 330 Draper, UT 84020	
Phone 801.621.6555	Fax		
Email Address tgrimley@pineviewwater.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) Britton Knaphus		Mailing Address of Authorized Person 4505 Wasatch Blvd. Ste 135 Sat Lake City, UT 84124	
Phone 801.879.2788	Fax		
Email Address britton@ragedevelopment.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

## Property Information

Project Name SL01743A T-Mobile L600 Site Modifications	Total Acreage 1.72	Current Zoning
Approximate Address 4700 South Glassman Way Ogden, UT 84403	Land Serial Number(s) 07-015-0021	

Proposed Use Telecommunication Cellular Site

### Project Narrative

T-Mobile is proposing the replace and add equipment to existing pole mounted cell site. Proposing the replacement of 3 antennas, 3 TMAs, and 6 coax lines. Proposing the addition of 3 antennas, and 3 RRUs.

Final configuration: 9 antennas, 6 RRUs, 3 TMAs, 12 Coax lines, and 3 hybrid lines.

### **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:

These antennas replacements and additions are to bring the most current cellular technologies to this tower. This will benefit the community bringing about better and more efficient coverage and service capabilities.

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:

T-Mobile operates under FCC license and is in compliance with all FCC guidelines. There are no concerns about the health, safety, and general welfare of the community. There is no ongoing traffic, parking, landscaping and signs required, therefore will be no negative impact in any of these areas.

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

Per the Weber County code listed below in 23-12 #2 A tower that exceeds the height limitation of the zone in which it is to be located as permitted by Section 23-5, shall be considered a Conditional Use. In 23-5 one of the Exceptions to Height limitations is a wireless mast. Therefore T-Mobile is submitting this application as a Conditional Use Permit. 23-12 Towers 1. No commercial tower installation shall exceed a height equal to the distance from the base of the tower to the nearest overhead power line by less than five (5) feet.

2.A A Tower that exceeds the height limitation of the zone in which it is to be located as permitted by Section 23 5, shall be considered a Conditional Use.

3. In all zones, except in commercial and manufacturing zones, towers shall not be located within the minimum front yard setback of any lot, nor within the minimum side yard setback facing a street on a corner lot, nor on the roof of a residential structure.

4.A A Building Permit shall be required for a tower. An application for a permit shall include construction drawings showing the method of installation and a site plan depicting structures on the property and on any affected adjacent property and a structural engineering certification by a registered structural engineer from the State of Utah.

23-5 Exceptions to Height Limitations Penthouse or roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, cupolas, solar panels, steeples, flagpoles, chimneys, smokestacks, water tanks, wireless or television masts, theater lofts, silos or similar structures may be erected above the height limit of the zone in which they are located, but no space above the height limit shall be allowed for the purpose of providing additional floor space, and if in proximity to an airport, no heights exceptions are permitted above the maximum allowed under Airport height regulations. All exceptions to height shall be subject to Design Review and all mechanical equipment shall be screened by materials consistent with those used on the exterior of the building.

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

The proposed use conforms to the goals, policies and governing principles of the General Plan for Weber County by meeting the ordinances as set forth in the conditional use permit application process.

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:

Construction and maintenance of this facility will in no way deteriorate the environment or emit pollutants. This facility will be built and maintained using best practices as are industry standards.

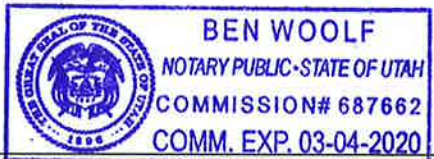
**Property Owner Affidavit**

I (We), Wayne G. Pullan 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.

[Signature]  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 3 day of July 20 19



[Signature]  
(Notary)

**Authorized Representative Affidavit**

I (We), \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Britton Knaphus, 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.

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, personally appeared before me \_\_\_\_\_, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

\_\_\_\_\_  
(Notary)