

# 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 12/16/2019	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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## Property Owner Contact Information

Name of Property Owner(s)		Mailing Address of Property Owner(s)	
Phone	Fax		
Email Address		Preferred Method of Written Correspondence <input 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) Andy Newton		Mailing Address of Authorized Person 451 N. RADFORD LANE EDEN UT 84310	
Phone 801-821-0964	Fax N/A		
Email Address AND154XX@GMAIL.COM		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

## Property Information

Project Name WEBER COUNTY OGDEN VALLEY RECREATION SPECIAL SERVICE DISTRICT - CAPITAL PROJ 2020	Total Acreage	Current Zoning
Approximate Address OFF SR 158 / POWDER MT. ROAD - ABOVE EDEN	Land Serial Number(s) 22-006-0020	

Proposed Use TV TRANSMISSION
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## Project Narrative

The location of the project is the Weber/County antenna site located above Eden UT. The site is accessed via a dirt drive off of SR158.

There is an existing 8' x 20' steel storage shed on the site. The shed houses the Ogden Valley Television Transmission equipment. The shed is old and showing wear and weathering beyond simple patch and repair methods.

We are proposing to install a new, modern, concrete equipment shelter to replace the aged shed. The new shelter will be approximately 10' x 30'. The shelter will be mostly prefabricated. The design and construction is similar and typical to current telecommunications facilities.

The work would begin in the Spring of 2020 and be completed by the fall.

**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:

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:

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

That the proposed use 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:

**Property Owner Affidavit**

I (We), \_\_\_\_\_, 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.

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

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

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_,

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

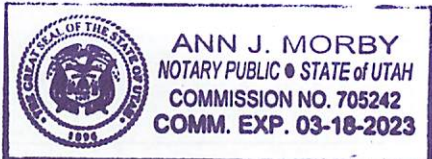
**Authorized Representative Affidavit**

I (We), Andrew Newtop - ATV DEARS, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Andrew Newtop, 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.

[Signature]  
\_\_\_\_\_  
(Property Owner)

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

Dated this 16 day of December, 2019, personally appeared before me Ann J. Morby, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



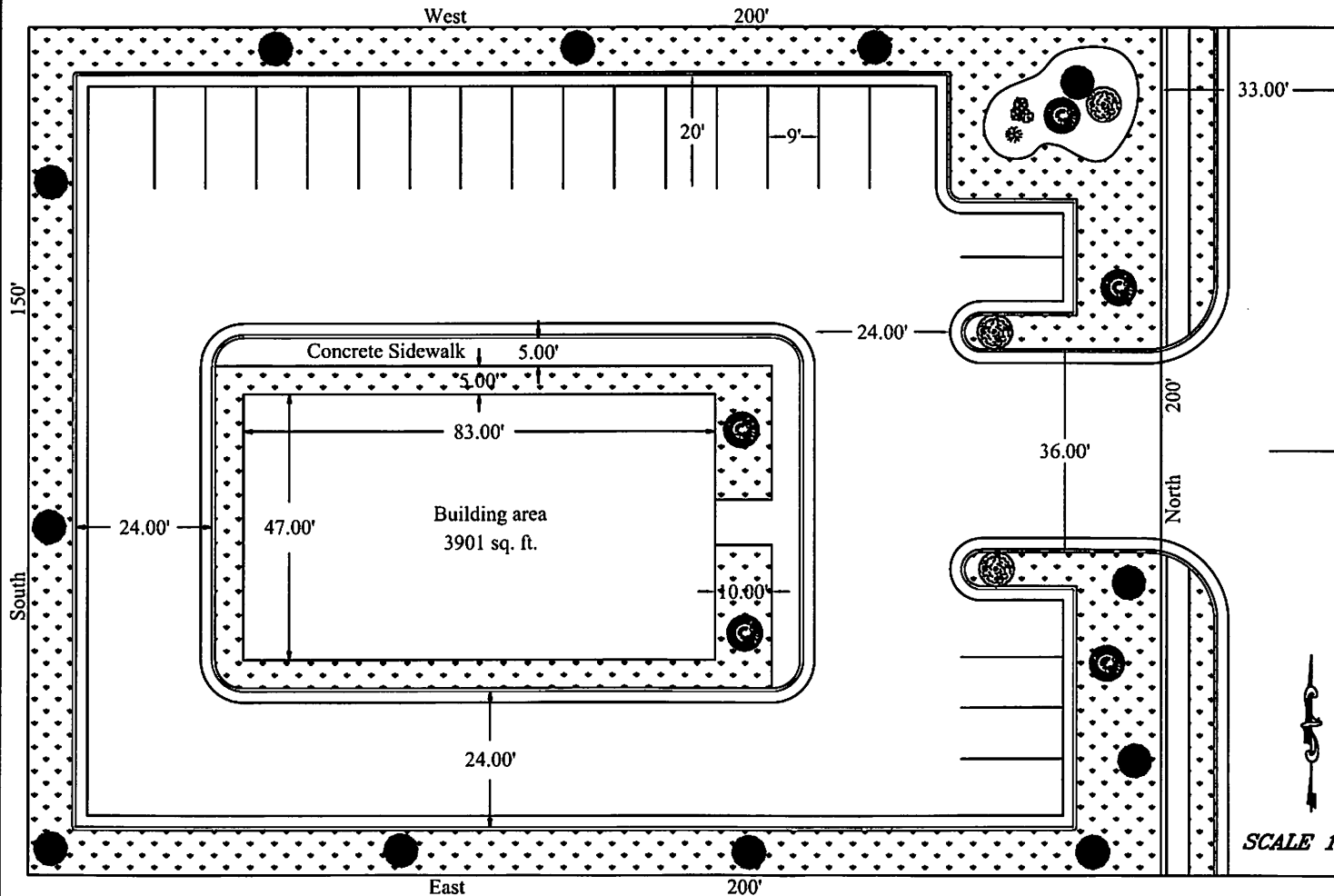
[Signature]  
\_\_\_\_\_  
(Notary)

**Check List for Site Plan Review.**

Name of the proposed development  
 Name and address of the owner of property  
 Name and address of the preparer of the site plan  
 Statement describing the intended use of the development  
 A north arrow and scale not less than 1:50  
 The tax ID number of the development site  
 The land use and zoning of the development site  
 Adjacent land use and zoning  
 \* Identify the percentage of the property covered by buildings and hard surface

Adjacent streets shall be shown and identified, along with distance from centerline to property  
 Building setbacks and distances  
 Easement on property and on abutting property, that could be affected  
 A letter from the Water and Sewer company serving the project or a septic tank approval letter  
 \* Elevation drawings depicting architectural theme, building features, materials and colors is required  
 \* A grading and drainage plan is required  
 Landscaping plan

\* Lighting plan  
 Detailed sign information including color and material  
 Fire hydrant location  
 Parking information - size and number of stalls  
 The geometric layout and dimensions of proposed building, driveways, parking areas, loading areas, signs and other features of the development  
 Existing structures  
 Storm water management plan



	Site Plan Requirement	
	sq. ft	Percentage
Total Parcel area		
Building coverage		
Asphalt Coverage		
Landscaping		
Existing Zoning		
Landscaping type, size and number		
Parking Stalls Required		
Parking Stalls Shown		
Proposed Elevation		
Land Use Proposed		

\* Does not apply to Home Occupation Conditional Use Applications

Note: This is not a substitution for reading the Weber County Zoning Ordinance.



**Weber County Corporation**  
 Weber County Planning  
 2380 Washington Blvd, Ste 240

Customer Receipt	
Receipt Number	123988

Receipt Date
12/16/19

Received From:  
 OGDEN VALLEY TRANSLA

Time: 12:45:2  
 Clerk: amartin

Description	Comment	Amount
ENGINEERING SAL	CUP	\$50.00
ZONING FEES	CUP	\$200.00

Payment Type	Quantity	Ref	Amount
CHECK		946	

AMT TENDERED: \$250.00  
 AMT APPLIED: \$250.00  
 CHANGE: \$0.00