

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 3/9/2011	Fees (Office Use) \$225.00	Receipt Number (Office Use) 20776	File Number (Office Use) CUP2011-04
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Property Owner Contact Information

Name of Property Owner(s) USA-Bureau of Reclamation c/o Ogden River Water Uses Association		Mailing Address of Property Owner(s) Attn: Terel Grimley 471 West Second Street Ogden, UT 84404	
Phone 801.621.6555	Fax 801.621.6558		
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) Matthew Schutjer		Mailing Address of Authorized Person 121 W. Election Road, Suite 330 Draper, UT 84020	
Phone 801.809.7806	Fax 888.697.0496		
Email Address matt@cottonwoodre.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name RMP POLE REPLACEMENT	Total Acreage 1.72	Current Zoning
Approximate Address 4700 South Glasmann Way Ogden, UT 84403	Land Serial Number(s) 07-015-0021	

Proposed Use
Wireless Telecommunications Facility

Project Narrative
T-Mobile would like to propose to extend an existing Rocky Mountain Power pole from 45' to 60' to locate antennas. Proposing to extend existing tower to maximize coverage area as well as Rocky Mountain Power requires a 10' separation from power lines to the proposed T-Mobile Antennas. Ground space on this application consists of a 13'6" x 25' space that will contain transmit/receive cabinets that operate the antennas located on the pole. Use of an existing pole eliminates the need for a new tower in the vicinity. Antennas to be flush mounted to pole to reduce visual impact to surrounding area.

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 location will allow T-Mobile to increase coverage to customers in the South Ogden and Ogden City areas.

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 welfare of the citizens 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 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 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), _____, 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)

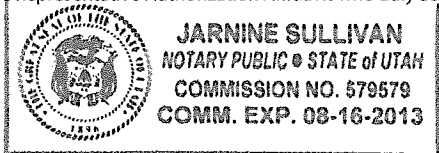
Authorized Representative Affidavit

I (We), Terrel H. Grimley / ORWU, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Matt Schutjer, 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 9th day of March, 20 11, personally appeared before me Terrel Grimley, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



[Signature]
(Notary)