



Weber County Planning Division
www.co.weber.ut.us/planning_commission
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Weber County Planning Division
NOTICE OF DECISION

March 21, 2018
Eric Shaw/T-Mobile
219 S Wooddale Ave
Eagle, ID 83616

Case No.: Conditional Use Permit 2017-17

You are hereby notified that your CUP application for de minimus changes for a T-Mobile colocation public utility substation at 4909 W Willow Brook Ln, Eden, UT 84310, was administratively approved by the Weber County Planning Division.

The Weber County Planning Division finds that sufficient evidence was presented to establish:

1. 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, and
2. 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, and
3. That the proposed use will comply with the regulations and conditions specified in the Weber County Zoning Ordinance for such use, and
4. That the proposed use conforms to the goals, policies and governing principles and land use of the General Plan for Weber County
5. 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

Therefore, the Weber County Planning Division renders the following decision:

Granted Subject to:

1. This location be co-locatable for other cellular providers.
2. That all doors, vents, and equipment be painted to match the shelter colors
3. Equipment, signage, decals, and warning stickers be screened from public view.
4. That the pole remain a non-reflective galvanized steel color.
5. That the block wall fencing, as required with the previous Conditional Use Permit, continue to match the existing storage unit buildings in style and in color and measure at six feet in height.

This recommendation is based on the following findings:

1. The existing use conforms to the Ogden Valley General Plan.
2. The existing use will not cause harm to the natural surroundings.
3. The existing use, if conditions are imposed, will not be detrimental to the public health, safety, or welfare by adhering to FCC regulation.
4. The existing use, if conditions are imposed, will comply with applicable County ordinances.
5. The existing use, if conditions are imposed, will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

The decision of the Planning Commission may be appealed to the County Commission by filing such appeal within 15 days after the date of the meeting.



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