

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	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) McFarland Legacy Farms, LLC		Mailing Address of Property Owner(s) 5202 West 1150 South Ogden, UT 84404	
Phone (801) 458-1255	Fax		
Email Address (required) ismcfarland@hotmail.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) AT&T Mobility, c/o Paul Gascoigne of Nexius Solutions, Inc.		Mailing Address of Authorized Person 3423 East Antler Way Cottonwood Heights, UT 84121	
Phone (508) 505-0890	Fax (508) 448-0404		
Email Address paul.gascoigne@nexius.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name AT&T, UTL03109: New Public Utility Substation Tower	Total Acreage 2,500 square feet	Current Zoning A2
Approximate Address 5304 West 1150 South Ogden, UT 84404	Land Serial Number(s) Parcel #:150520049	

Proposed Use New 120' Public Utility Substation Tower
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Project Narrative

The project consists of the installation of a new one hundred twenty foot (120') public utility substation tower, pursuant to Title 108, Chapter 10 of the Weber County Code of Ordinances. The proposed tower will be a monopole design as shown on the accompanying plans, designed to allow AT&T Mobility ("AT&T") to provide enhanced wireless coverage and capabilities to residents and businesses in the surrounding area, including emergency communications. The tower will be similar to two (2) nearby monopole towers, located approximately one mile east and one mile west of the proposed location. The tower will be galvanized, treated with a no-glare finish to meet the disguise requirement of the County Code, and will be located within a 50' x 50' lease area enclosed by a six-foot cinder block wall. The cinderblock wall was specifically requested by the property owner as being the most visually unobtrusive means to enclose the base of the tower and the associated equipment. The property owner, because of the nature of the surrounding land (i.e. crops and farmland), requested that there be no additional vegetative plantings surrounding the cinderblock wall.

Within the enclosed area, there will also be an 8' x 8' steel walk-in equipment shelter, and a generator to provide back-up / emergency power as necessary. Access to the tower will utilize an existing dirt driveway. The project will not generate traffic or noise, harmful odors, glares or other noxious emissions, and when complete will require only routine maintenance (or emergency) visits from a qualified technician. AT&T will install a total of twelve (12) antennas at the top of the tower, and the tower will be designed to at least two (2) future colocators to minimize the need for towers in the area.

Basis for Issuance of Conditional Use Permit

Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.

The proposed 120' monopole tower has been sited and designed to provide minimal detrimental effects to the surrounding area. The tower will be of a galvanized material, and treated with a no-glare finish to minimize visual effects. The tower will be similar to other nearby monopole towers to the east and west, and will not emit odors, vibrations, light, dust, smoke, or noise. In addition, the 50' x 50' lease area surrounding the tower and associated equipment will be enclosed by a six foot cinder block wall at the request of the property owner.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

The proposed 120' monopole tower will comply with all applicable federal, state, and local laws and ordinances governing its use. AT&T, as a licensed wireless operator, will be operating pursuant to authorization from the FCC. AT&T will provide all required documentation as required pursuant to this application.

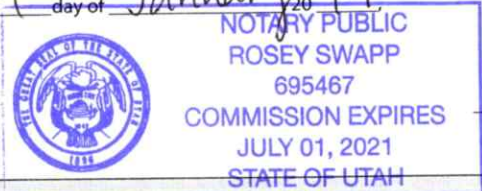
Property Owner Affidavit

I (We), Layne & Laura McFarland, 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.

Gordon H James POA
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 4 day of January 2019.



Rosey Swapp
(Notary)

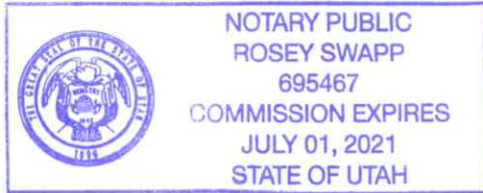
Authorized Representative Affidavit

I (We), Gordon H James, POA, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), AT&T, % Paul Gascoigne of Nexins, 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.

Gordon H James POA
(Property Owner)

(Property Owner)

Dated this 4 day of January 2019, personally appeared before me Gordon H James, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



Rosey Swapp
(Notary)