

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) \$225	Receipt Number (Office Use) 1023	File Number (Office Use) CUP2012-11
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Property Owner Contact Information

Name of Property Owner(s) HBC Leasing	Mailing Address of Property Owner(s) 5393 East 3550 North
Phone 801-725-1513	Fax Eden UT 84310
Email Address (required) Alpumping@readytote.net	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) Jared White	Mailing Address of Authorized Person 1894 W. 1695 S.
Phone 801-232-0953	Fax Woodcross UT 84087
Email Address jaredw@vatechs.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 Cell Tower	Total Acreage	Current Zoning
Approximate Address 4905 4905 East Willow Brook Eden UT 84310	Land Serial Number(s) 22-3000001	

Proposed Use
Cellular Facility

Project Narrative
Construction of a new cellular facility

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.

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

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

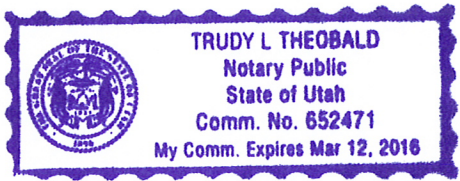
I (We), KBC, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Peggy Bowden
(Property Owner)

(Property Owner)

Dated this 31 day of August, 20 12, personally appeared before me Peggy Bowden, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

Trudy L Theobald
(Notary)



To: Weber County Planning Department
Attn: Ben Hatfield

RE: Request for a conditional use permit to construct a cellular facility at 4905 east Willow Brook Rd Eden UT 84310.

Ben

I spoke to a member of the planning staff in relation to this project yesterday afternoon. As my office is in Sandy they said it would probably be ok if I mailed in my CUP application rather than make an appointment. This package contains my application as well as a site plan and other required documents. Please let me know if this application is sufficient as well as what my process will be from here. Thank you for your time and please contact with any questions or concerns you might have.

Sincerely
Jared White
Site acquisition Coordinator
801-232-0953
jaredw@uctechs.com

To: Weber County Planning Department

RE: Request for a conditional use permit to construct a cellular facility at 4905 east Willow Brook Rd Eden UT 84310. Compliance of section 22C-4

To whom it may concern:

1. The only detrimental effect anticipated by this ordinance is that of appearance. The site will generate minimal noise will not have lights, has minimal traffic and does not emit smoke nor create dust or odor. Site will be built of no reflective galvanized steel and will strive to have as minimal of a visual effect as is possible with a project of this nature.
2. As the public has need of cellular facilities the county ordinance allows for them within specific standards. AT&T is willing to meet all regulation and condition's specified in the zoning ordinance relating to this type of a project.

Sincerely
Jared White
Site acquisition Coordinator
801-232-0953

To: Weber County Planning Department

RE: Request for a conditional use permit to construct a cellular facility at 4905 east Willow Brook Rd Eden UT 84310. **Culinary waste water letter**

To whom it may concern

This project will not require that AT&T be connected to any water or sewage facilities.

Sincerely
Jared White
Site acquisition Coordinator
801-232-0953
jaredw@uctechs.com

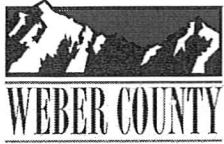
To: Weber County Planning Department
Attn: Ben Hatfield

RE: Application Fee

Ben

Enclosed please find the application fee for the AT&T CUP application for a new cellular facility in the Eden area. I apologize that it was not in the original package, I really have no idea how that got missed. Also, per our conversation I am having the drawings revised to show lot lines and setbacks. Please let me know if you need any other information at this time.

Sincerely
Jared White
Site acquisition Coordinator
801-232-0953
jaredw@uctechs.com



WEBER COUNTY CMS RECEIPTING SYSTEM OFFICIAL RECEIPT

*** REPRINT ***

Date: 17-SEP-2012

Receipt Nbr: 1023

ID# 6630

Employee / Department: ANGELA MARTIN - 4181 - PLANNING
Monies Received From: GENERAL DYNAMICS INFORMATION
Template: PUBLIC WORKS
Description: CUP

The following amount of money has been received and allocated to the various accounts listed below:

Total Currency	\$	_____	.00
Total Coin	\$	_____	.00
Total Debit/Credit Card	\$	_____	.00
Pre-deposit	\$	_____	.00
Total Checks	\$	_____	225.00
Grand Total	\$	=====	225.00

Account Number	Account Name	Comments	Total
2012-01-4181-3419-0550-000	ZONING FEES		225.00
		TOTAL \$	225.00
<u>Check Amounts</u>			
225.00			
Total Checks: 1		Total Check Amounts: \$	225.00

*** SAVE THIS RECEIPT FOR YOUR RECORDS ***

Staff process checklist for Conditional Use Applications

Date

- _____ Confirm that the land use ordinance allows the proposed use as a conditional use in the zone for which it is proposed
- _____ Confirm the application contains the information required by the ordinance
- _____ Confirm that the application has been filled out completely with the appropriate fees paid
- _____ Send application to review agencies
- _____ Place the item on the Planning Commission for a public meeting
- _____ Provide the applicant with a copy of staff report that has been prepared in response to the application at least 3 days in advance of any meetings
- _____ Provide notice of public meeting as per county ordinance (state code has no requirement)
- _____ Place a copy of the label list of property owners in the file
- _____ Conduct meeting allowing broad input from the applicant. Findings based on applicant's compliance with the Ordinances
- Either:
 - _____ Approve the use as proposed; or
 - _____ If appropriate, impose reasonable conditions supported by substantial evidence in the record that cause the application to:
 - Comply with the standards in the ordinance; and
 - Mitigate the potentially negative aspects of the proposed use that are required by standards in the ordinance; or
 - Deny the use and adopt findings supported by substantial evidence in the record why the application:
 - Does not comply with the standards in the ordinance; and
 - Cannot be mitigated by additional conditions
- _____ Preserve the record of the proceedings to document the law and evidence that was considered by the Land Use Authority
- _____ Update Conditional Use index to reflect approval date
- _____ Send applicant notice of decision
- _____ Issue land use permit 15 days from the date the notice of decision was sent, if no appeals have been filed
- _____ Place a copy of the land use permit in the file

Staff process checklist for Conditional Uses appealed to the County Commission

Date

- _____ Determine that a final land use decision has been rendered by the a land use authority
- _____ Verify that the request for appeal was filed in a timely manner (15 days)
- _____ Verify that the request for appeal is sufficiently complete for consideration. If not, inform the appellant, specifically, how the appeal is deficient
- _____ Provide a copy of applicants appeal of Planning Commission (land use authority) decision and a copy of the minutes to the County Commission
- _____ Prepare staff report and place on County Commission agenda one week prior to public meeting date
- _____ Notify applicant of meeting and provide copy of staff report
- _____ Send out notices as required by county ordinances. A public hearing is not required
- _____ Review standards in the ordinance and state law that apply to the consideration of appeal
- _____ The appeal body acts in a quasi-judicial manner and gathers evidence impartially. Afford the appellant due process, which includes the rights of notice, to be heard, to confront witness, and to respond to evidence submitted by others
- _____ Preserve the record of the proceedings to document the law and evidence that was considered by the appeal authority
- _____ Update Conditional Use index to reflect decision
- _____ Send applicant notice of decision



Weber County Planning Division

WEBER COUNTY AGENCY REVIEW Of Conditional Use Permits

<u>PAPER</u>	<u>ELECTRONIC</u>	<u>AGENCY</u>
<input type="radio"/>	<input checked="" type="radio"/>	ENGINEERING
<input type="radio"/>	<input checked="" type="radio"/>	BUILDING INSPECTION
<input type="radio"/>	<input checked="" type="radio"/>	ASSESSORS
<input type="radio"/>	<input checked="" type="radio"/>	HEALTH
<input type="radio"/>	<input checked="" type="radio"/>	FIRE
<input type="radio"/>	<input type="radio"/>	ANIMAL CONTROL SERVICES

OTHER AGENCY REVIEW

<u>PAPER</u>	<u>ELECTRONIC</u>	<u>AGENCY</u>
<input type="radio"/>	<input type="radio"/>	<u>POWDER MOUNTAIN WATER & SEWER DISTRICT</u>
<input type="radio"/>	<input type="radio"/>	<u>BONA VISTA WATER</u>
<input type="radio"/>	<input type="radio"/>	<u>CENTRAL WEBER SEWER DISTRICT</u>
<input type="radio"/>	<input type="radio"/>	<u>DIVISION OF AIR QUALITY</u>
<input type="radio"/>	<input type="radio"/>	<u>UTAH DEPT OF TRANSPORTATION</u>
<input type="radio"/>	<input type="radio"/>	<u>USFS OGDEN RANGER DISTRICT</u>
<input type="radio"/>	<input type="radio"/>	<u>WEDCORP (Jon Kasina)</u>

--If processing by paper, please respond to this review request **by returning this form** and the attached plan **within 14 days** to:

Weber County Planning Commission, 2380 Washington Blvd., Ste 240, Ogden, UT 84401-1473

--If processing through Miradi, submit your response **within 14 days**

-- If you have any questions or need further information, please call 399-8791, Fax 399-8862

Thank You, Kary Serrano



LIBERTY NSB MONOPOLE

SLKCUTU6031 FA#10115120



4393 RIVERBOAT ROAD, SUITE #400
TAYLORSVILLE, UTAH 84123

GENERAL DYNAMICS
Information Technology

960 W. LEVOY DRIVE, SUITE 250
SALT LAKE CITY, UTAH 84123



Technology Associates

UTAH MARKET OFFICE
9847 SOUTH 500 WEST
SANDY, UTAH 84070
(801) 463-1020

ENGINEERING

2009 INTERNATIONAL BUILDING CODE
2009 NATIONAL ELECTRIC CODE
TIA-222-G OR LATEST EDITION

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF ANTENNAS AND ASSOCIATED EQUIPMENT & CABINETS FOR AT&T'S WIRELESS TELECOMMUNICATIONS NETWORK.

SITE INFORMATION

PROPERTY OWNER: VALLEY SELF STORAGE
ADDRESS: 4780 WOLF CREEK DR.
EDEN, UT 84310

TOWER OWNER: AT&T
SITE NAME: LIBERTY
SITE NUMBER: SLKCUTU6031

SITE CONTACT: -

COUNTY: WEBER

LATITUDE (NAD 83): 41° 19' 12.305" N

LONGITUDE (NAD 83): 111° 49' 49.339" W

ZONING JURISDICTION: WEBER COUNTY

ZONING CLASSIFICATION: COMMERCIAL

PARCEL #: -

POWER COMPANY: ROCKY MTN POWER

TELEPHONE COMPANY: QWEST

SITE ACQUISITION CONTACT: JARED WHITE

RF ENGINEER: -

CONSTRUCTION MANAGER: -

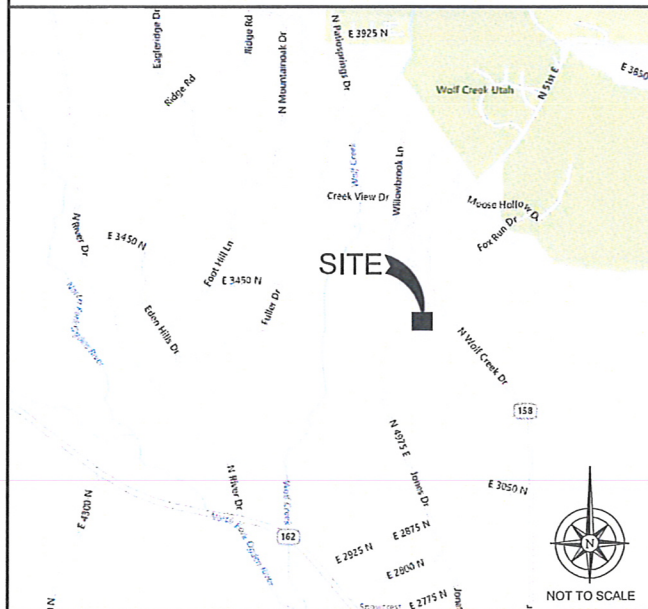
CONTACT INFORMATION

ENGINEER: TECHNOLOGY ASSOCIATES
9847 SOUTH 500 WEST
SANDY, UT 84070

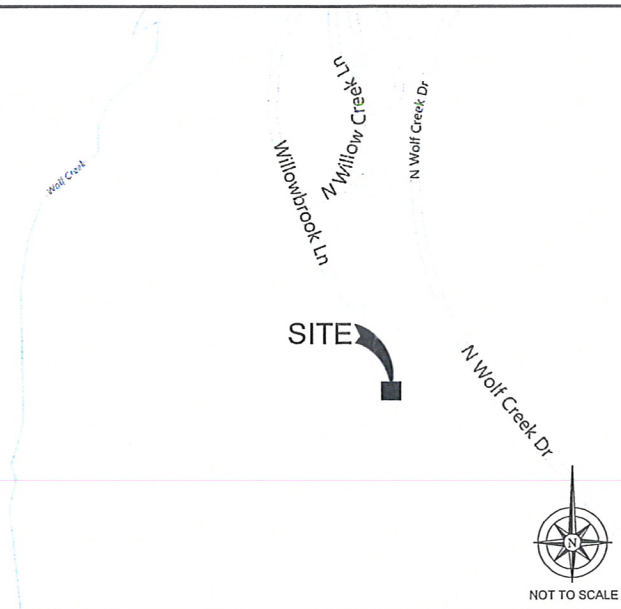
CONTACT: JEFF VANDERVEEN

PHONE: (801) 910-2965

VICINITY MAP



LOCAL MAP



DRIVING DIRECTIONS

STARTING FROM AT&T OFFICE; 4393 RIVERBOAT ROAD, TAYLORSVILLE, UT:

1. DEPART RIVERBOAT RD TOWARD UT-266 W / W 4500 S
2. TURN LEFT ONTO UT-266 E / W 4500 S
3. TAKE RAMP LEFT FOR I-15 N
4. AT EXIT 344, TAKE RAMP RIGHT AND FOLLOW SIGNS FOR UT-39
5. TURN RIGHT ONTO UT-39 / W 12TH ST / W 1200 S
6. TURN LEFT ONTO UT-158, ROAD CHANGES NAME TO N. WOLF CREEK DR. ONCE N. HWY 166 IS PASSED
7. CONTINUE IN ROAD, THEN TURN LEFT (BEFORE SELF-STORAGE FACULTY) ONTO DIRT ACCESS ROAD (MONOPOLE)

APPROVALS

THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE SUBCONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND MAY IMPOSE CHANGES OR MODIFICATIONS.

AT&T WIRELESS COMPLIANCE REPRESENTATIVE: _____ DATE: _____

AT&T WIRELESS REPRESENTATIVE: _____ DATE: _____

AT&T WIRELESS RF ENGINEER: _____ DATE: _____

GENERAL DYNAMICS SITE ACQUISITION: _____ DATE: _____

TAIC SITE ACQUISITION: _____ DATE: _____

PROPERTY OWNER: _____ DATE: _____

GENERAL DYNAMICS CONSTRUCTION MANAGER: _____ DATE: _____

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL. ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO IS STRICTLY PROHIBITED.

DRAWING INDEX

SHEET NO:	DESCRIPTION:
T-1	TITLE SHEET
C-1	OVERALL SITE PLAN
C-1.1	ENLARGED SITE PLAN
C-2	EQUIPMENT & ANTENNA PLANS
C-3	SOUTH & EAST ELEVATIONS

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME



Know what's below.
CALL before you dig.

CALL AT LEAST TWO WORKING
DAYS BEFORE YOU DIG

NOT TO BE USED
FOR CONSTRUCTION

LIBERTY
4780 WOLF CREEK DR.
EDEN, UT 84310
NSB MONOPOLE

SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

DISCLAIMER

THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, AND SETBACKS SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. TAIC DOES NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, ROADS, EASEMENTS AND SETBACKS.



4393 RIVERBOAT ROAD, SUITE #400
TAYLORSVILLE, UTAH 84123

GENERAL DYNAMICS
Information Technology

960 W. LEVOY DRIVE, SUITE 250
SALT LAKE CITY, UTAH 84123



Technology Associates

UTAH MARKET OFFICE
9847 SOUTH 500 WEST
SANDY, UTAH 84070
(801) 463-1020

REV	DATE	DESCRIPTION	BY
A	08/17/2012	90% ZONING	J.R.

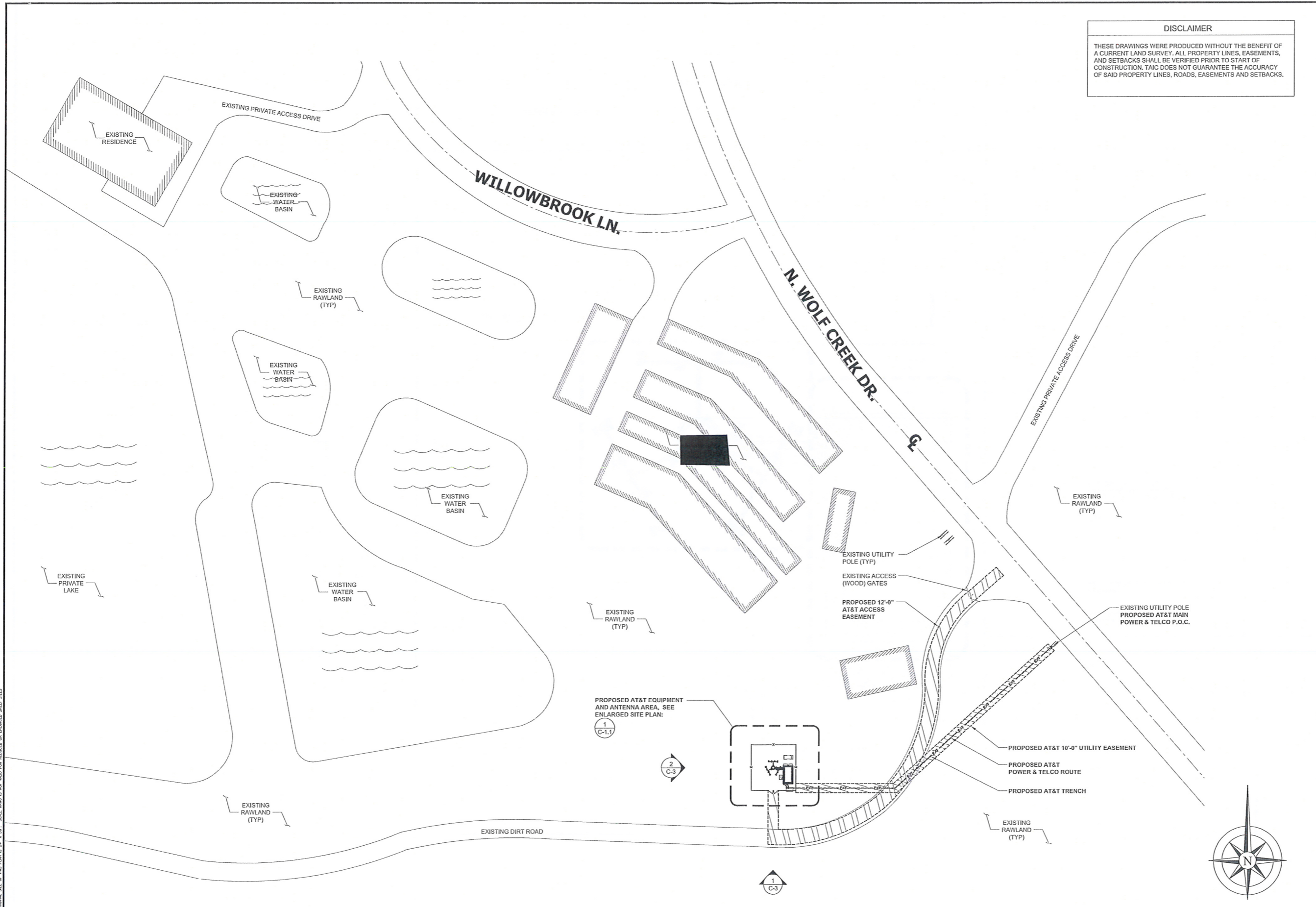
NOT TO BE USED FOR CONSTRUCTION

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LIBERTY
4780 WOLF CREEK DR.
EDEN, UT 84310
NSB MONOPOLE

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C-1



NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE BAR IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES

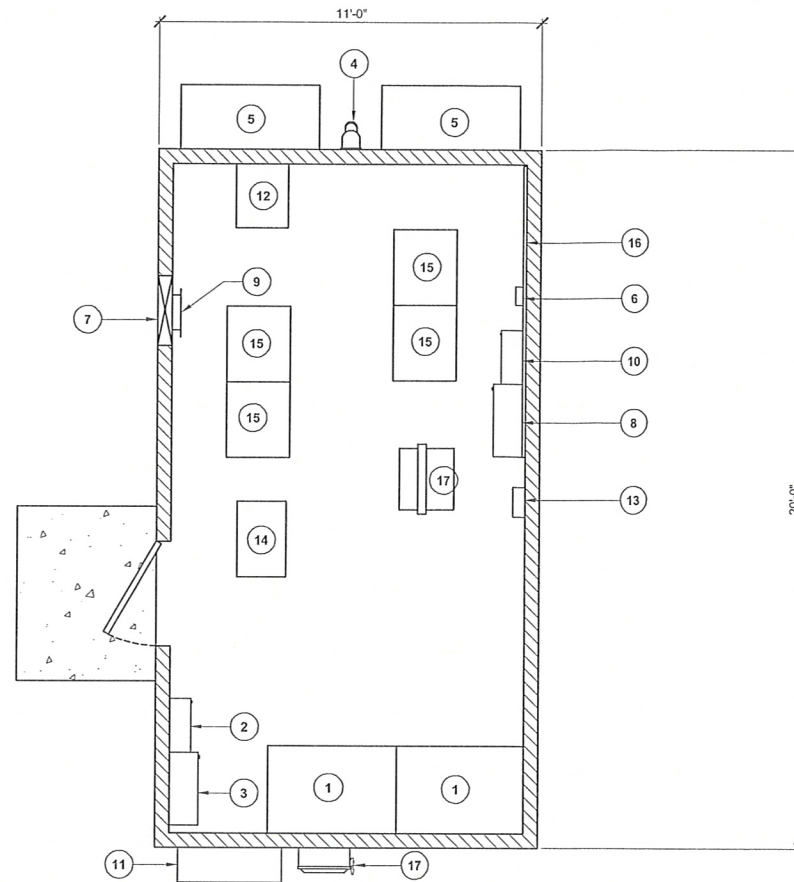
OVERALL SITE PLAN

50' 0 25' 50' SCALE: 1" = 50'-0" (24x36)
(OR) 1/2" = 50'-0" (11x17)

1

KEY NOTES

- 1 PROPOSED BATTERIES / GEL CELL
- 2 PROPOSED AC MAIN BREAKER PANEL
- 3 PROPOSED TRANSFER SWITCH
- 4 PROPOSED GENERATOR PLUG
- 5 PROPOSED HVAC UNIT
- 6 PROPOSED 66 / TELCO PUNCHDOWN BLOCK
- 7 PROPOSED CABLE ENTRY PORT
- 8 PROPOSED TELCO CABINET (UTILITY DEMARK)
- 9 PROPOSED GROUND BAR
- 10 PROPOSED NIU (S)
- 11 PROPOSED TELCO JUNCTION BOX
- 12 PROPOSED DSX PANEL
- 13 PROPOSED ALARM DEMARCATION
- 14 PROPOSED RECTIFIER
- 15 PROPOSED CABINET
- 16 PROPOSED TELCO BOARD
- 17 PROPOSED DISCONNECT SWITCH



NOTE:
1. AT&T SHALL VERIFY & APPROVE ALL EQUIPMENT & CABINET LOCATIONS PRIOR TO THEIR INSTALLATION.



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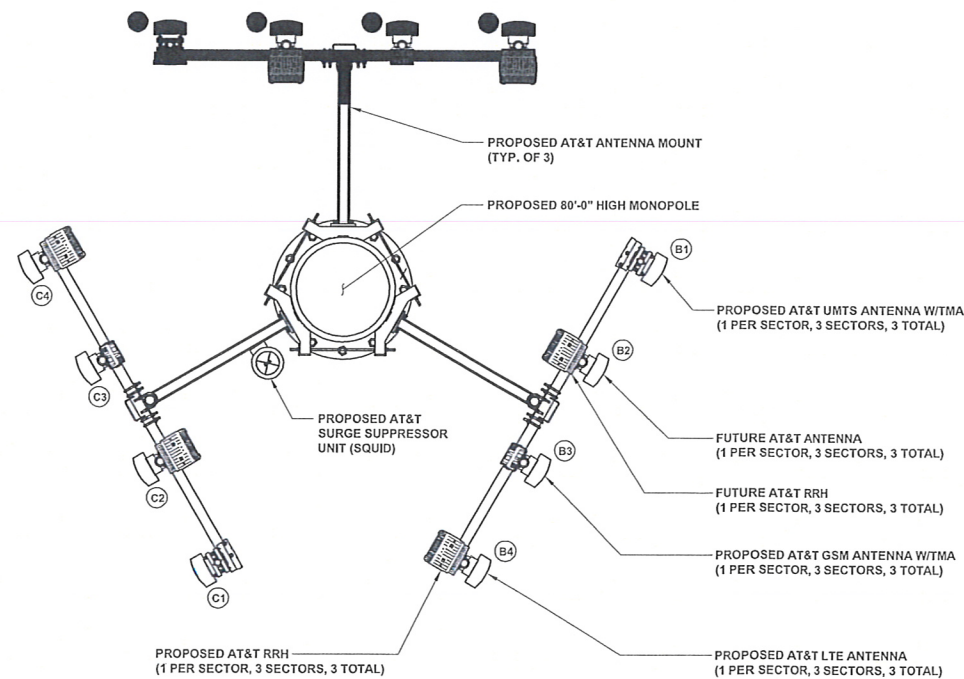
UTAH MARKET OFFICE
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EQUIPMENT PLAN

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

1

NOTE:
1. AT&T SHALL VERIFY & APPROVE ALL ANTENNA TYPES & ANTENNA LOCATIONS PRIOR TO THEIR INSTALLATION.



PROPOSED ANTENNA AND TRANSMISSION CABLE REQUIREMENT

SECTOR	ANTENNA TYPE	TECHNOLOGY	ANTENNA AZIMUTH	TRANSMISSION CABLE		
				QTY.	LENGTH	TYPE
●	PROPOSED ANTENNA	UMTS	0°	1	105'	COAX
●	FUTURE ANTENNA	TO BE DETERMINED				
●	PROPOSED ANTENNA	GSM	0°	1	105'	COAX
(A)	PROPOSED ANTENNA	LTE	0°	1	105'	FIBER
(B1)	PROPOSED ANTENNA	UMTS	120°	1	105'	COAX
(B2)	FUTURE ANTENNA	TO BE DETERMINED				
(B3)	PROPOSED ANTENNA	GSM	120°	1	105'	COAX
(B4)	PROPOSED ANTENNA	LTE	120°	1	105'	FIBER
(C1)	PROPOSED ANTENNA	UMTS	240°	1	105'	COAX
(C2)	FUTURE ANTENNA	TO BE DETERMINED				
(C3)	PROPOSED ANTENNA	GSM	240°	1	105'	COAX
(C4)	PROPOSED ANTENNA	LTE	240°	1	105'	FIBER

NOTE TO CONTRACTOR:
ANTENNA CLEARANCE AND MOUNTING TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION WITH FINAL ANTENNA SPECIFICATIONS, MOUNTING HARDWARE, AND RF DESIGN. ANTENNA PIPE MOUNT MODIFICATION MAY BE REQUIRED.



ANTENNA PLAN

0 1' 2' 3' SCALE: 3/8" = 1'-0" (24x36)
(OR) 3/16" = 1'-0" (11x17)

2

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LIBERTY
4780 WOLF CREEK DR.
EDEN, UT 84310
NSB MONOPOLE

SHEET TITLE
EQUIPMENT & ANTENNA PLANS

SHEET NUMBER
C-2

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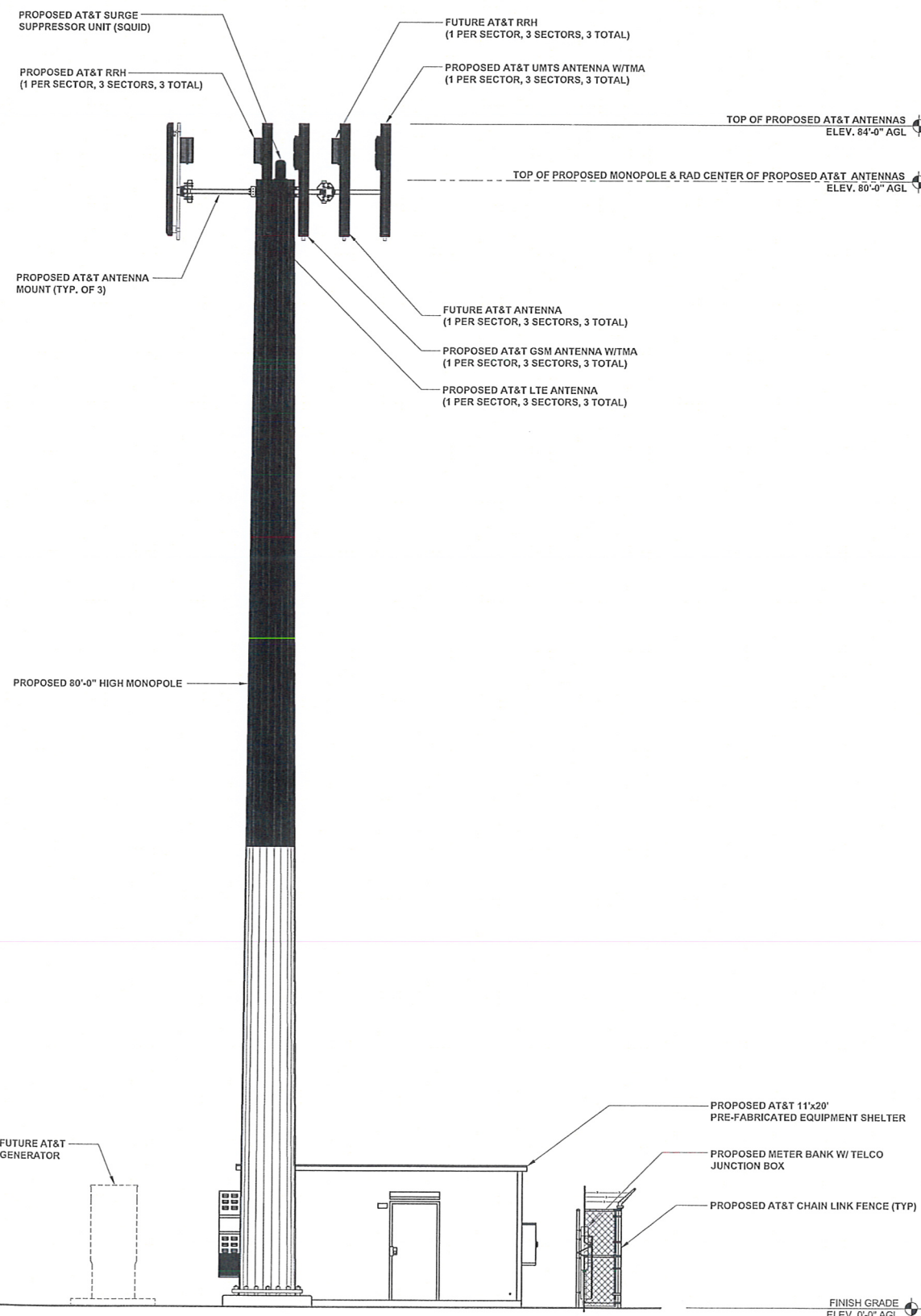
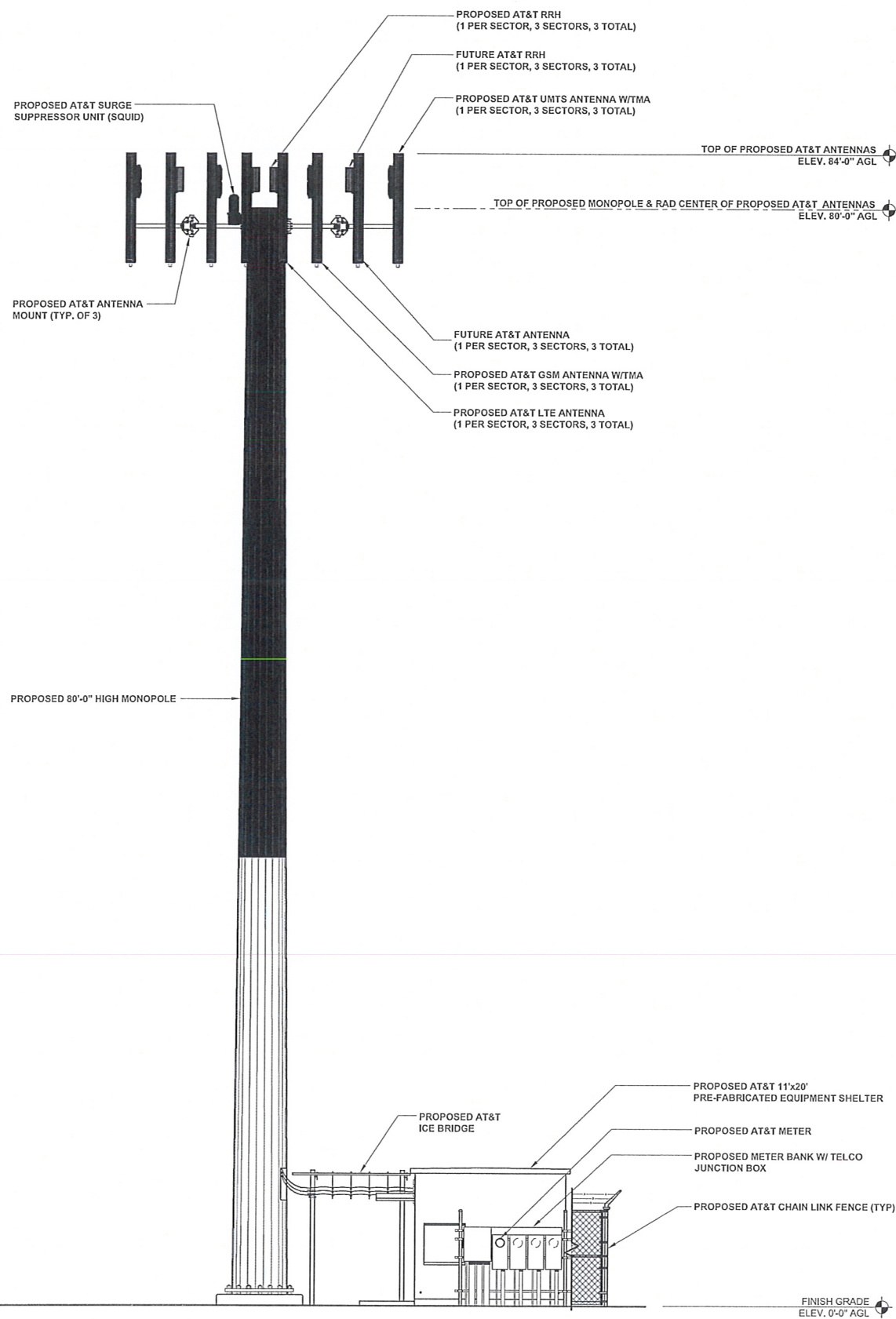
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LIBERTY
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EDEN, UT 84310
NSB MONOPOLE

SHEET TITLE
**SOUTH & EAST
ELEVATIONS**

SHEET NUMBER
C-3



NOTE: THE ORIGINAL SIZE OF THIS PLAN IS 24" X 36". SCALE RATIO IS NOT VALID FOR REDUCED OR ENLARGED SHEET SIZES.

SOUTH ELEVATION

0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

1

EAST ELEVATION

0 1.5' 3' 5' SCALE: 3/16" = 1'-0" (24x36)
(OR) 3/32" = 1'-0" (11x17)

2