



Weber County Planning Division  
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Ogden Valley Township Planning Commission  
**NOTICE OF DECISION**

April 28, 2020

Craig Chagnon  
116 Inverness Drive E, Suite 300  
Englewood CO 80112

Case No.: Conditional Use Permit 2019-15

You are hereby notified that your CUP application for a Wireless telecommunication facility colocation at 546 Ogden Canyon Road was heard by the Ogden Valley Township Planning Commission in a public meeting held on April 28, 2020 after due notice to the general public.

The Township Planning Commission 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 Ogden Valley Township Planning Commission renders the following decision:

Granted Subject to:

1. The new buildings, fences, and pole extension match the existing facilities and conform to the approved plans.
2. Any new plantings and landscaping conform to what is existing and conform to the approved plans.
3. The Fire District requires that the generator have at least 3 feet of clear space to vegetation.

Reason for Decision:

1. The proposed use conforms to the Ogden Valley General Plan.
2. The proposed use is not detrimental to public health, safety, or welfare.
3. The proposed use complies with applicable County ordinances.
4. The proposed use, if conditions are imposed, is not anticipated to deteriorate the environment or negatively

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.