

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 7 MAY 2013	Fees (Office Use) \$125.00	Receipt Number (Office Use) 1837	File Number (Office Use) CUP 2013-16
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Property Owner Contact Information

Name of Property Owner(s) FRANK CLAWSON		Mailing Address of Property Owner(s) 873 Eagle Pointe Dr NORTH SALT LAKE CITY, UT 84054	
Phone 801.240-1000 (w)	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address (required) ClawsonFW@ldschurch.org			

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) NEFL GARCIA		Mailing Address of Authorized Person 9847 S. 500 W. SANDY, UT 84070	
Phone 702-429-0410	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address nefl.garcia@gmailtaec.net			

Property Information

Project Name SAL PINEVIEW	Total Acreage 18.439 Ac.	Current Zoning AV-3
Approximate Address 7100 E. 700 N. HUNTSVILLE, UT 84088	Land Serial Number(s) 21-008-0029	

Proposed Use
EXISTING 122' MONOPOLE

Project Narrative

VZW ON tower @ 112' centerline. VZW has 12 antennas on tower, 4 per face. One antenna per face that is 4' tall will be replaced with a 6' tall antenna. Behind the new antennas will be "boosters" to help strengthen the signal. This will not increase the height of the tower, nor will any new electrical services be needed.

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), Frank W. Clawson, 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.

X Frank W. Clawson
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 7 day of May, 20 13 state of Utah, county of Salt Lake



X Natalie R. Ross
(Notary)

Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorize as my (our) representative(s), Technology Associates, 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.

X _____
(Property Owner)

(Property Owner)

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

X _____
(Notary)



Conditional Use Permit Application

A conditional use application is required for conditional uses listed in the Weber County Zoning Ordinance zone regulations. This Conditional Use application identifies submittal requirements and processes for each desired conditional use.

22C-2. Conditional Use Permit

A Conditional Use Permit shall be required for all uses listed as Conditional Uses in the zoning regulations.

The applicant of a conditional use proposal shall be the recorded owner(s) or an authorized agent. The applicant must demonstrate that the contemplated use is compatible with the zoning ordinance standards and that the use would be essential or desirable to the public convenience or welfare in that area, that it will not impair the integrity and character of the surrounding property, or that the use can be made compatible by imposing conditions. These conditions may include, but are not limited to, the size, shape, location and topography of the site, the hours and days of operation, how to minimize environmental impacts such as noise and air pollution, location of vehicle access points, outdoor lighting, landscaping standards, fencing, water and wildlife protection, etc.

A pre-application meeting is required prior to application submittal; please call (801) 399-8791 to make an appointment. Date of pre-application review meeting: _____ Time: _____

- **Staff member assigned to process application:** _____

APPLICATION DEADLINE: Thirty (30) days prior to the applicable Planning Commission meeting

The Western Weber County Township Planning Commission holds their meetings on the 2nd Tuesday of the month.

The Ogden Valley Township Planning Commission holds their meetings on the 4th Tuesday of the month.

Application Submittal Checklist

The Planning Division will only accept complete applications with supporting documents as outlined below. Submitting an application does not guarantee that this application will be placed on the next Planning Commission agenda.

The following is required as part of the application form submittal:

- Complete Application Form
- A non-refundable fee made payable to Weber County (See *Fee Schedule*)
- Obtain signature of the owner(s) on the application and any authorized representatives
- All documents submitted in the application shall be accompanied by a PDF file of the respective document. All plans (including but not limited to site plans, architectural elevations/renderings, etc), and subsequent submittals and revisions, shall be accompanied by a full scale set of PDF files of the respective plans.



Weber County

Weber County Planning Division
 www.co.weber.ut.us/planning
 2380 Washington Blvd., Suite 240
 Ogden, Utah 84401-1473
 Voice: (801) 399-8791
 Fax: (801) 399-8862

- A site plan showing details and other requirements as outlined in the Weber County Zoning Ordinance Chapter 22C (Conditional Uses) Chapter 36 (Design Review), Chapter 24 (Parking and Loading Spaces), Chapter 25 (Motor Vehicle Access) Chapter 18C (Architectural, Landscape and Screening Design Standards).
- Written information demonstrating how the proposed conditional use permit meets the criteria found in 22C-4 and other review criteria (see *Review Criteria*).
- Culinary water and waste water letter

Fee Schedule

Property Zoning AV-3 Fee Required \$125

- Conditional Use Permit (Buildings less than 5,000 sq. ft.) in any Forest, Shoreline, Agricultural, Residential, Mobile Home Park, Gravel, Commercial, or Manufacturing Zone \$225
- Conditional Use Permit (Buildings 5,000 sq. ft. or greater) in any Forest, Shoreline, Agricultural, Residential, Mobile Home Park, Gravel, Commercial, or Manufacturing Zone \$225 + \$15 per 1,000 sq. ft.
- Conditional Use Permit for Planned Residential Unit Development (P.R.U.D.) \$500
- Conditional Use Amendments \$125

Purpose and Intent of Conditional Uses

The purpose and intent of Conditional Uses is to provide for additional review of uses to ensure compatible integration with the surrounding area.

Review Criteria

The Planning Commission shall approve, approve with conditions, or deny an application for a conditional use based on findings of fact with respect to each of the following criteria found in the Weber County Zoning Ordinance 22C-5-1-5 as follows:

22C-4. Criteria for Issuance of Conditional Use Permit

The Planning Commission shall not authorize a Conditional Use Permit unless evidence is presented to establish:

1. 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.
2. That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.



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Appeal Process

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 decision of the Planning Commission.

The County Commission may uphold or reverse the decision of the Planning Commission and impose any additional conditions that it may deem necessary in granting an appeal. The decision of the County Commission shall be final.

For Your Information

Other Weber County Zoning Ordinance chapter requirements may apply to this Conditional Use as determined in the pre-application meeting.

Unless there is substantial action under a Conditional Use permit within a maximum period of one (1) year of its issuance, the Conditional Use Permit shall expire. The Planning Commission may grant a maximum extension of six (6) months under exceptional circumstances. Upon expiration of any extension of time granted by the Planning Commission, or failure to complete all conditions and requirements of the Conditional Use Permit within an eighteen (18) month period of time, the approval for the Conditional Use Permit shall expire and become null and void.

When an approved Conditional Use has been discontinued and/or abandoned for a period of one (1) year, the Conditional Use Permit becomes null and void. In order to restore the Conditional Use, a new application shall be filed for review and consideration by the Planning Commission.

This application can be filled out online at the following Planning Division web site: www.co.weber.ut.us/planning. Copies of the applicable Weber County Zoning Ordinances and other helpful information are also available at this web site.

APPROVED
By Chad Bryce at 3:58 pm, Apr 15, 2013



verizonwireless

SAL - PINEVIEW

WEEKLY
Admin CUP
\$125

SITE INFORMATION

APPLICANT:
VERIZON WIRELESS
9829 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

ATC SITE INFO:
SITE NAME: HUNTSVILLE - CLAMSON
SITE NUMBER: 310318
CONTACT: JOHN DOMING, 801-820-5250

SITE ADDRESS:
7100 EAST 700 NORTH
HUNTSVILLE CTR, UTAH

LATITUDE AND LONGITUDE:
N 41°16'18.51", W 111°46'18.87"

PROJECT DESCRIPTION:
EXISTING UNIMATED TELECOMMUNICATIONS FACILITY. IZM IS PROPOSING TO REPLACE (3) EXISTING ANTENNAS WITH (3) NEW ANTENNAS

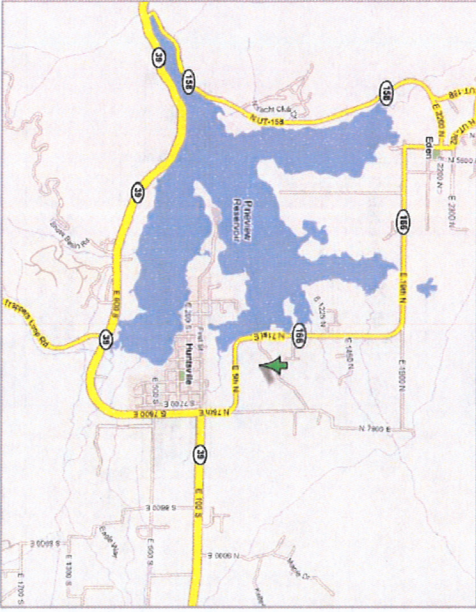
TYPE OF CONSTRUCTION:
NONE, REPLACING EXISTING ANTENNAS

HANDICAP REQUIREMENTS:
NONE. ACCESS TO AND FROM NOT FOR HUMAN HABITATION. HANDICAP ACCESS REQUIREMENT DO NOT APPLY.

CONTACT INFORMATION

SITE ACQUISITION:
TECHNOLOGY ASSOCIATES
9847 SOUTH 900 WEST
SANDY, UTAH 84070
CONTACT: CHAD BRYCE
PHONE: 801-462-1820

LOCATION MAP



DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL PLANS AND DESIGN DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

DRIVING DIRECTIONS

FROM SALT LAKE CITY, TAKE I-15 NORTH TO EXIT 344 OFF OF I-15 FOR 12TH STREET (UT-80), TURN LEFT ON 12TH STREET AND GO EAST FOR 15.2 MILES. BEAR LEFT ONTO HIGHWAY 166 AND CONTINUE FOR 1.3 MILES. TAKE THE FIRST ROAD ON THE RIGHT - FOLLOW THE GRAVEL ROAD THROUGH THE FARM AND THROUGH THE ACCESS GATE TO THE SITE.

APPROVALS

VERIZON WIRELESS REPRESENTATIVE:
VERIZON WIRELESS RF ENGINEER:
TAC SITE ACQUISITION:
TAC CONSTRUCTION MANAGER:
SITE OWNER:

DRAWING INDEX

SHEET NO.	TITLE SHEET, VICINITY MAP, GENERAL SITE INFORMATION	R	REV
T100	TITLE SHEET, VICINITY MAP, GENERAL SITE INFORMATION	0	DATE
C100	EXISTING SHELTER LAYOUT	0	
C200	EXISTING AND PROPOSED SITE ELEVATIONS	0	
SP100	SITE PICTURES	0	

UNDERGROUND SERVICE ALERT, CALL BLUE STAKES OF UTAH @ 811 OR 1-800-662-4111 THREE WORKING DAYS BEFORE YOU DIG



TABC
Technology Associates Engineering Corporation, Inc.
UTAH MARKET OFFICE
9829 SOUTH PROSPERITY ROAD
SANDY, UTAH 84070
CORPORATE OFFICE
5473 KENNETH AVILA ROAD, SUITE 300
SAN DIEGO, CALIFORNIA 92123

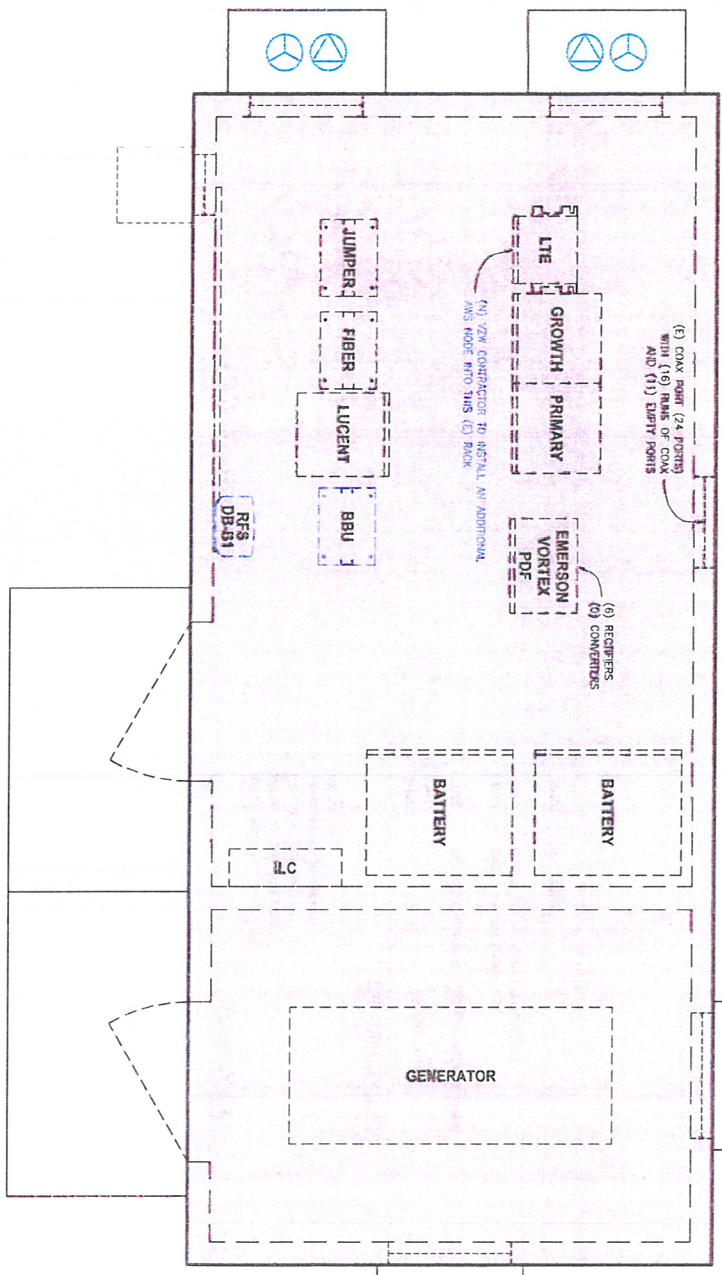
DRAWN BY: JAY C
CHECKED BY: CHAD B

REV	DATE	DESCRIPTION
0	04.15.2013	SITE MODIFICATION

SAL - PINEVIEW
SW SEC 7, T8N, R2E
7100 EAST 700 NORTH
HUNTSVILLE, UTAH
SITE MODIFICATION
SHEET TITLE
TITLE SHEET
VICINITY MAP
GENERAL INFORMATION
SHEET NUMBER
T100

NOTES:

- THE CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING THE DISTRIBUTION BOX WITHIN THE EQUIPMENT ROOM (LOCATION AS SHOWN).
- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE INSTALLATION OF THE BBU AS WELL AS INSTALLING THE BBU EQUIPMENT.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING FIBER FROM THE EXISTING FIBER RACK TO THE BBU RACK, THEN FROM THE BBU RACK TO THE RFS DB-31 DISTRIBUTION BOX (LOCATED WITHIN THE EQUIPMENT ROOM USING THE EXISTING DISTRIBUTION BOX). THE CONTRACTOR WILL BE REQUIRED TO INSTALL AN ADDITIONAL LADDER AS NECESSARY.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR RUNNING (1) RUN OF 8x8 HYBRIFLEX CABLE FROM THE DISTRIBUTION BOX LOCATED WITHIN THE EQUIPMENT ROOM TO THE DISTRIBUTION CENTERLINE, THEN (1) RUN OF 1x1 HYBRIFLEX CABLE FROM THE DISTRIBUTION CENTERLINE TO EACH RHN. THE NEW HYBRIFLEX CABLE SHALL BE RUN ALONG SIDE ZYK'S EXISTING COAX AND IS TO BE INSTALLED PER VZW REQUIREMENTS. THE CONTRACTOR WILL BE REQUIRED TO FINISH AND INSTALL THE NEW COAXIAL CABLE PER VZW REQUIREMENTS IN ORDER TO INSTALL THE NEW COAXETS).
- **HYBRIFLEX LENGTHS:**
FROM THE EQUIPMENT ROOM TO THE DISTRIBUTION CENTERLINE: 15'.
FROM THE DISTRIBUTION CENTERLINE TO EACH RHN: 15'.
FROM THE ANTENNA CENTERLINE TO EACH RHN: 15'.
HYBRIFLEX BE INSTALLED. LENGTH = 15'.



EXISTING SHELTER LAYOUT

SCALE: 3/8" = 1'-0"

1



TARC
Technology Associates, Inc.
UTAH MARKET OFFICE
8547 SOUTH 620 WEST
SALT LAKE CITY, UTAH 84120
CORPORATE OFFICE
5413 KENYON WALK ROAD, SUITE 300
SALT LAKE CITY, UTAH 84123

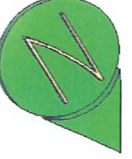
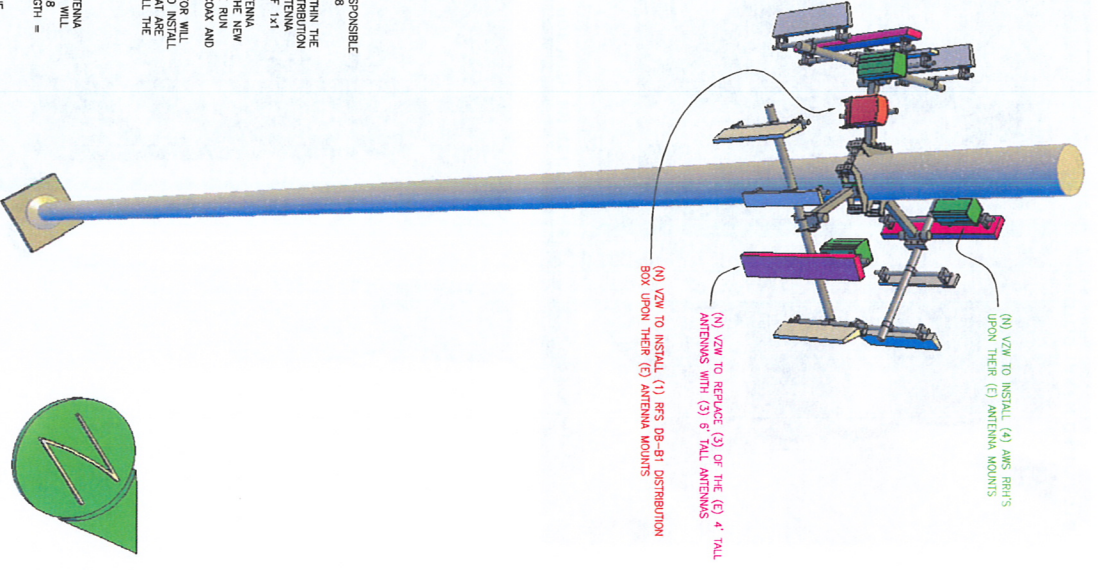
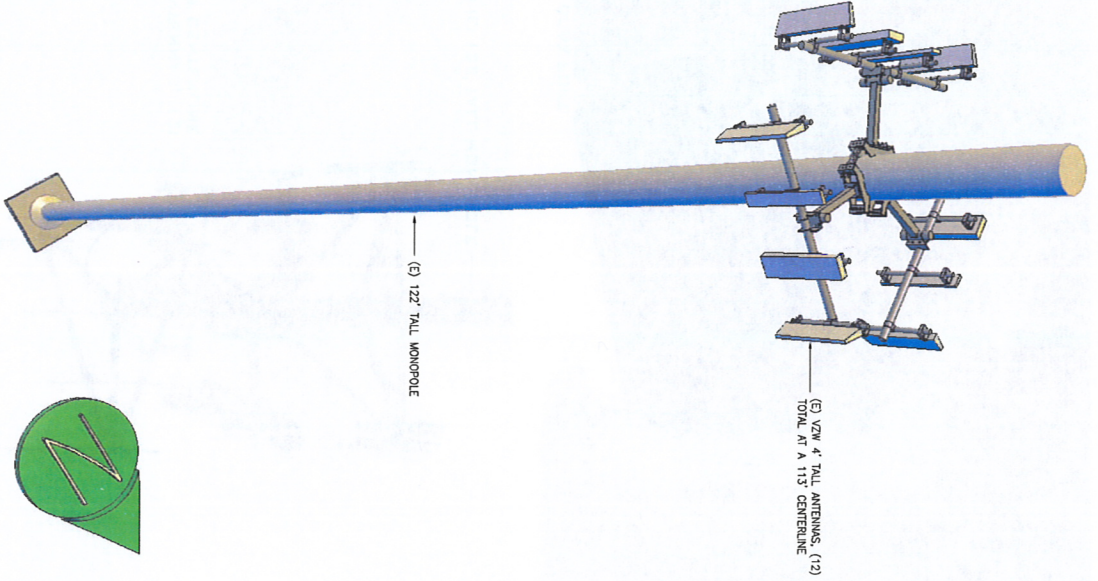
DESIGN BY: JAV C
CHECKED BY: CHAD B

0 04.15.2013 SITE MODIFICATION
REV DATE DESCRIPTION

SAL - PINEVIEW
SW SEC 7, T6N, R2E
7100 EAST 700 NORTH
HUNTSVILLE, UTAH
SITE MODIFICATION

SHEET TITLE
EXISTING
SHELTER LAYOUT

SHEET NUMBER
C100



NOTES:

- THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL OF THE EXISTING HYBRIFLEX CABLE FROM THE DISTRIBUTION BOX LOCATED WITHIN THE BOX LOCATED AT THE VZW ANTENNA CENTERLINE FROM (E) RPH OF 1X1 HYBRIFLEX CABLE FROM THE DISTRIBUTION BOX AT THE ANTENNA CENTERLINE TO EACH RPH. THE NEW HYBRIFLEX CABLE(S) IS TO BE RUN ALONG SIDE VZW'S EXISTING COAX AND RPH'S TO THE DISTRIBUTION BOX. REQUIREMENTS, THE CONTRACTOR WILL BE REQUIRED TO FURNISH AND INSTALL ANY ADDITIONAL MATERIALS THAT ARE REQUIRED AND ORDER TO INSTALL THE NEW CABLE(S).

HYBRIFLEX LENGTHS:

- FROM THE EQUIPMENT ROOM CENTERLINE DISTRIBUTION BOX TO THE ANTENNA CENTERLINE DISTRIBUTION BOX WILL BE 150' MINUS (1) RPH OF 1X1 HYBRIFLEX BE INSTALLED, LENGTH = 135'.
- FROM THE ANTENNA CENTERLINE DISTRIBUTION BOX TO EACH RPH WILL BE 15' MINUS (1) RPH OF 1X1 HYBRIFLEX BE INSTALLED, LENGTH = 15'.

VERIZON WIRELESS
6000 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TABC
Technology Associates Engineering/Construction Inc.
UTAH MARKET OFFICE
6047 SOUTH 500 WEST
SUITE 100, SUITE 0070
CORPORATE OFFICE
5473 KENNEDY VALLEY ROAD, SUITE 200
SAN DIEGO, CALIFORNIA 92123

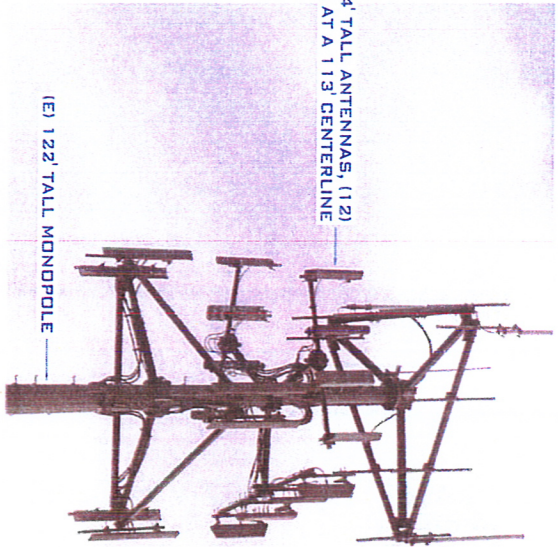
DRAWN BY: JAV C
CHECKED BY: CHAO B

SAL - PINEVIEW
SW SEC 7, T8N, R2E
7100 EAST 700 NORTH
HUNTSVILLE, UTAH
SITE MODIFICATION

SHEET NUMBER
C200

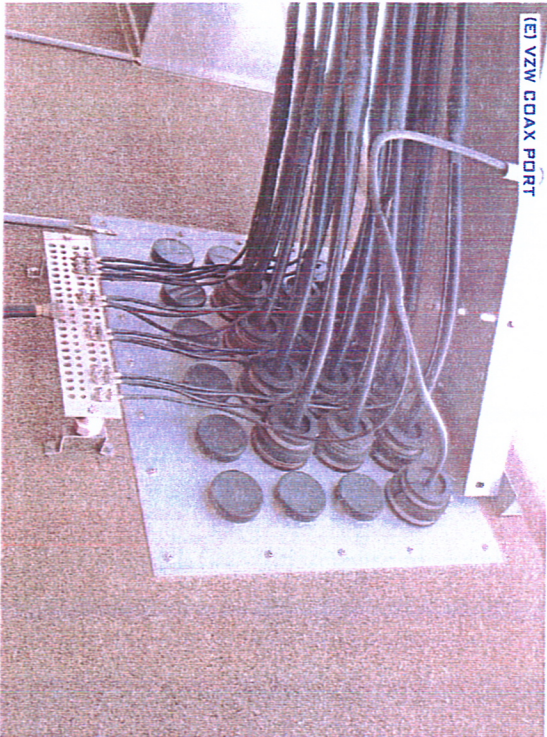
SHEET TITLE
SITE ELEVATIONS

REV	DATE	DESCRIPTION
0	04.15.2013	SITE MODIFICATION



(E) VZW 4' TALL ANTENNAS, (12)
TOTAL AT A 113 CENTERLINE

(E) 122' TALL MONOPOLE



(E) VZW COAX PORT



(E) VZW COAX PORT



EMERSON VORTEX PDF WITH (6) RECTIFIERS

PHOTOS TAKEN 04.10.2013



T.A.E.C.
Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
9847 SOUTH 900 WEST
SALT LAKE CITY, UTAH 84119
CORPORATE OFFICE
5473 KERRICK HILL ROAD, SUITE 300
SAN DIEGO, CALIFORNIA 92123

DRAWN BY: JAY C
CHECKED BY: GUYO B

0 04.15.2013 SITE MODIFICATION
REV DATE DESCRIPTION

SAL -- PINEVIEW
SW SEC 7, T8N, R2E
7100 EAST 700 NORTH
HUNTSVILLE, UTAH
SITE MODIFICATION

SHEET TITLE
SITE PICTURES

SHEET NUMBER
SP100



WEBER COUNTY CMS RECEIPTING SYSTEM
OFFICIAL RECEIPT

*** REPRINT ***

Date: 07-MAY-2013

Receipt Nbr: 1837

ID# 11726

Employee / Department: CRAIG - 4181 - PLANNING
Monies Received From: VERIZON WIRELESS
Template: PUBLIC WORKS
Description: CONDITIONAL USE PERMIT

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	\$	125.00
Pre-deposit	\$.00
Total Checks	\$.00
Grand Total	\$	125.00

Account Number	Account Name	Comments	Total
2013-08-4181-3419-0550-000	ZONING FEES		125.00
TOTAL \$			125.00

Check Amounts

Total Checks: Total Check Amounts: \$.00

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