



Weber County Planning Division
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Western Weber County Township Planning Commission
NOTICE OF DECISION

April 9, 2014

Daniel Thurgood
Real Estate Coordinator
5710 South Green Street
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Case No.: Conditional Use Permit 2014-03

You are hereby notified that your CUP application for a 120 foot cell tower at 6061 West 900 South was heard by the Western Weber County Township Planning Commission in a public meeting held on April 8, 2014 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 Land Use Code 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

Therefore, the Western Weber County Township Planning Commission renders the following decision:

Granted Subject to:

- Requirements of the Weber County Land Use Code
- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Building Inspection Division
- The planning Commission motion included removing the requirement for landscaping
- Letter from Weber County to use the county property as access to the site

Reason for Decision:

This recommendation is based on the following findings:

- There are no anticipated detrimental effects
- The proposed use will comply with the regulations and conditions specified in the Land Use Code and other applicable agency standards

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.