

Applying for a Conditional Use Permit in San Juan County

The term "conditional use permit" refers to a land use which would not be permitted under normal regulations of a zoning district, however, the proposed use may be acceptable within the zoning district if development of the use complies with special conditions provided by the Planning Commission. Specified conditions associated with a conditional use permit (CUP) may only be amended by the Planning Commission. The conditional use permit is revocable by the County if any of the conditions are violated or not met with certain time frames.

Overview:

Conditional use permit applications are reviewed by the Planning Commission and San Juan County staff to determine compliance with the following county code:

Chapter 6, 6-4. Determination

The Planning Commission, or upon authorization, the Zoning Administrator, shall approve a conditional use to be located within any district in which the particular conditional use is permitted by the use regulations of this Ordinance. In authorizing any conditional use the Planning Commission shall impose such requirements and conditions as are necessary for the protection of adjacent properties and the public welfare. The Planning Commission shall not authorize a conditional use permit unless the evidence presented is such to establish:

- (1) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and
- (2) That the proposed use will comply with intent, spirit, regulations and conditions specified in this Ordinance for such use and the zoning district where the use is to be located, as well as make the use harmonious with the neighboring uses in the zoning district.
- (3) The Planning Commission shall itemize, describe, or justify the conditions imposed on the use.

Submittal Deadline:

Application for a conditional use permit must be submitted to the San Juan County Planning and Zoning Department, 117 S. Main Street, Monticello by 10:00 a.m. at least three (3) weeks prior to the intended date the application is to be considered

by the Planning Commission. Incomplete applications may delay processing of the application and subsequent scheduling of public hearings.

Meeting Dates:

Who? San Juan Planning and Zoning Commission
When? 2nd Thursday of each month at 7:00 p.m.
Where? San Juan County Administration Building, Room 200 - Old
Commission Chambers, 117 South Main Street, Monticello, Utah.

Application Fee (non-refundable)

- Conditional Use Permit: See Fee Schedule

Application Process:

Step 1. Contact the Planning and Zoning Department Staff. Meet informally with a member of the Planning and Zoning Department staff to discuss your proposal and review the issues, procedures and fees associated with the application.

Step 2. Submit Application: For all conditional use permit applications please submit the following:

- Completed Conditional Use application form.
- Property Owner's Affidavit (i.e. a written statement made before a notary). For your convenience, an affidavit has been provided on the back of the application form.
- If the property owner is to be represented by an "agent" during meetings with the County, please complete and submit the Agent Authorization form (also provided on the back of the application form).
- Payment of application fee.
- Three (3) copies of a legible site plan proposal. The site plan should include the following information:
 - Include the project name and exact street address, if possible.
 - Accurate dimensions of the subject property, drawn to scale (i.e. 1"=10', 1"=30', etc.) with north arrow and date of drawing. Sheet size should be a minimum of 18"x24".
 - Property lines, adjoining streets or roads, right-of-ways, waterways, easements, etc. with dimensions.

- ✓ Location and dimension of existing and proposed buildings, entries and exits, driveways, parking areas, landscape areas, sidewalks, retaining walls, fences, exterior lighting, etc.
- ✓ Location of existing property features such as streets and roads, canals, ditches waterways, hillsides, wetlands, flood plain, etc.
- N/A Three (3) copies of floor plans. Include both existing and proposed floor plans. Indicate the scale (i.e. 1/8"=1', 1/4"=1', etc.) used on the plans.
- ✓ Three (3) copies of building elevations. These must be dimensioned to show an accurate representation of the proposed building. Provide a summary of the type of building materials which will be used for all structures. Indicate the scale (i.e. 1/8"=1', 1/4"=1', etc.) used on the elevation.
- ✓ Submit (1) copy of reduced 8 1/2 x 11 inch copy of all development plans.

***All plans submitted with the application will not be returned to the applicant and are the property of San Juan County**

Step 3. Attend the Planning Commission Meeting. The applicant will be sent a copy of the Planning Commission agenda and staff recommendation in advance of the meeting date. Information on the agenda will give the date, time and place of the meeting. The applicant or an authorized representative must be in attendance at the meeting. If no applicant is present, the Planning Commission will move on to the next agenda item. It will be up to the applicant to reschedule another hearing date. The applicant should be prepared to present the proposal in detail and answer questions from the Planning Commission members and other interested parties. An application may be "tabled" or "continued" if the Planning Commission needs additional information or time to consider the application. Otherwise, the Planning Commission will make a motion to approve or deny the request.

Appeal of Planning Commission Decision:

Anyone aggrieved with a decision of the Planning Commission may appeal the decision to the Board of County Commissioners. The appellant may be applicant, neighboring property owner, an effected resident, or even the County itself. Appeals must be in writing and received by the County Administrator within thirty (30) days of the

Planning Commission decision. Appeal requests must contain all documents and must state the reason(s) for the appeal. Payment of a fee is required at the time of filing.

Conditional Use Permit Issuance:

Following the approval of the conditional use permit by the Planning Commission, the permit will be issued in a letter to the applicant. The letter will state with specificity the conditions of the permit approval. This document should be retained in the records of the property owner or applicant. All conditions outlined in the permit must be maintained in order for the permit to remain valid and in effect.

Expiration of Conditional Use Permit:

Approval of the conditional use permit application by the Planning Commission will expire one (1) year after the date of approval unless there has been substantial action on the CUP (i.e. obtained a building permit) by the applicant. The Planning Commission may grant one extension up to six (6) months, when it is deemed in the public interest.

SAN JUAN COUNTY CONDITIONAL USE PERMIT APPLICATION

Type of Application (check all that apply):

- New Construction Land Use Change
 Addition Appeal

Subject Property Location or Address: NW Sec 13, T36S, R22E. Radio Hill Road, Blanding, UT 84088

Parcel Identification

Number: 36S22E132400

Parcel Area: 81 Acres

Current Use: Outdoor Recreation

Floor Area: 40' x 45 (1,800 sq. ft)
VZW Site Area

Zoning Classification: A-1: Agricultural

Applicant

Name: Verizon Wireless (Agent: Troy Benson)

Mailing

Address: 136 South Main Street, Suite 400

City, State,

ZIP: Salt Lake City, UT 84101

Daytime Phone #: (801) 608-7042 Fax#: _____

Email Address: troy.benson@taec.net

Business Name (If applicable): Technology Associates EC.

Property Owner's Name (If different): Jerry Holliday and Joey Holliday, husband and wife, as joint tenants

Property Owner's Mailing Address: 700 East Browns Canyon Road

City, State, ZIP: Blanding, UT 84511

Daytime Phone #: (435) 979-5351 Fax#: _____

Describe your request in detail (use additional page(s) if necessary: Verizon Wireless communication facility. 150' tall lattice tower within a 40' x 45' site area. (See Zoning Narrative)

Authorized Signature:  Date: 9/15/23

Property Owner's Affidavit

I (we) Jerry Holliday and Joey Holliday, being first duly sworn, depose and that I (we) am (are) the current owner(s) of the property involved in this application; that I (we) have read the application and attached plans and other exhibits and are familiar with its contents; and that said contents are in all respects true and correct based upon my personal knowledge.

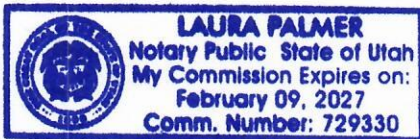
Joey Holliday
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah)

County of San Juan)

Subscribed and sworn to before me this 12 day of September, 2023.



Laura Palmer
Notary Public
Residing in Blanding, Utah
My Commission expires: 02/09/2027

Agent Authorization

I (we) Jerry Holliday and Joey Holliday, the owner(s) of the real property located at NW Sec 13, T36S, R22E, Blanding, UT 84088

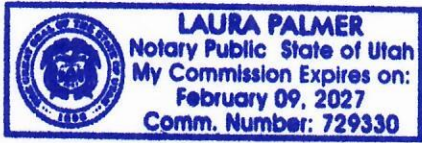
in San Juan County, Utah, do hereby appoint Troy Benson, as my (our) agent to represent me (us) with regard to this application affecting the above described real property, and authorize Troy Benson, to appear before any County board or commission considering this application.

Joey Holliday
Owner's Signature

Owner's Signature (co-owner if any)

State of Utah)
:
County of San Juan)

On the 12 day of September, 2023, personally appeared before me Joey Holliday the signer(s) of the above *Agent Authorization* who duly acknowledge to me that they executed the same.



Laura Palmer
Notary Public
Residing in Blanding, Utah
My Commission expires: 02/09/2027

September 15, 2023

San Juan County Planning and Zoning

Re: Verizon Wireless Communication Facility – UT6 Bulldog

Zoning Narrative

To improve coverage and network capacity in the Blanding area, Verizon Wireless is proposing to construct a wireless communication facility off of Radio Hill Road. The facility will include a 150' tall lattice tower, (2) 7'-6" tall equipment cabinets and (1) 7'-3" tall backup diesel generator. The equipment cabinets and generator will be placed on a 12'-8" x 14' x 6" thick concrete slab. A 10' tall metal canopy will cover the equipment cabinets. The 40' x 45' site area will be surrounded by a 6' tall chain-link fence with barbed wire. At the 146' tower level, Verizon will install 8' tall antennas (4 per sector, 12 total), (12) remote radio heads and (2) overvoltage protection boxes. A 6' tall lightning rod will be attached to the top of the tower.

Troy Benson

Technology Associates EC INC.

Project Manager | troy.benson@taec.net | 801-608-7042
136 South Main Street, Suite 400 | Salt Lake City | UT 84101