

July 11, 2025

Narrative for Land Use Permit (LUP)

Water Tank at Cobabe Ranch Community

The Master Development Agreement (MDA) for Cobabe Ranch was approved by the Weber County Commission on June 3, 2025. In the MDA, the Minimum Standards for Public Utility Substations and Water Storage Reservoirs states that the application must be a Land Use Permit.

Below are the stated minimum standards and regulations for the Land Use Permit approval with the **responses in Red** to each item.

- The use shall not reduce the overall level of service of any public street
The use will not reduce the LOS of any street. The tank site will be visited infrequently by the operator (perhaps once per week).
- Site design, site construction, and site construction staging shall be such that no impediments are created to vehicular and pedestrian traffic
The tank is the first infrastructure planned to be built within the project, therefore construction will not impede any roads or homes.
- Parking shall be provided onsite and shall be sufficiently sized to eliminate any need for offsite parking
There is an access drive with a parking space designed for the operator to access the valve vault and tank.
- All above ground utility infrastructure or components shall be located inside a fully enclosed building unless prohibited by the applicable utility.
The tank is designed to be completely buried. There is a fully enclosed valve vault “bunker” that will house some valves, meters, and scada.
- If not located within a fully enclosed building, above ground infrastructure shall be fully screened from view from adjacent properties and comply with the following:
 - Plants used for screening shall be evergreen plantings of a size, shape, and spacing to provide full screening.
The only infrastructure above-ground are the (2) small required tank vents which are short, steel pipes that goose-neck out of the ground. Not more visually distracting than a street sign
 - A wall shall be tall enough to provide full screening.
See above

- Any other means as long as, based on the discretion of the Planning Division Director, the means provide equal or greater screening and aesthetic qualities than those otherwise applicable

See above

- Ground cover shall be provided for all outside areas of the site not used for vehicle access or parking, and for areas not visually screened as provided above.

The entire tank will be buried and the earthwork feathered to surrounding ground.

Disturbed area will be reseeded to match surrounding native vegetation.

- Chain-link fencing, if used, shall be powder or vinyl coated and be either black or a muted earth-toned color that is observable from the site.

No chain-link fencing proposed