

Weber County Design Review Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed 4-29-11	Fees (Office Use) 100.00	Receipt Number (Office Use) 100-00 20891	File Number (Office Use) DR 2001-04
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Property Owner Contact Information

Name of Property Owner(s) SUNRIDGE HOA		Mailing Address of Property Owner(s) 653 NO. 4100 WEST WEST POINT, UTAH 84015	
Phone 801-773-3683	Fax 801-773-7964	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail	
Email Address m. Richey@COMCAST.NET			

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Michael R. Richey		Mailing Address of Authorized Person 653 NO. 4100 WEST WEST POINT, UTAH 84015	
Phone 801-773-3683	Fax 801-773-7964	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail	
Email Address m. Richey@COMCAST.NET			

Property Information

Project Name BOOSTER PUMP HOUSE	Current Zoning F-10	Total Acreage LESS THAN ONE
Approximate Address WEST OF JEREMIAH JOHNSON ROAD	Land Serial Number(s) COMMON AREA FF 231130010	

Proposed Use
TO MOVE WATER FROM ONE SYSTEM TO ANOTHER AS NEEDED

Project Narrative
WE ARE GOING TO PUT IN A BOOSTER PUMP HOUSE, SO WE CAN MOVE WATER FROM ONE WATER SYSTEM TO ANOTHER WATER SYSTEM AS NEEDED, OR IN CASE OF A HIGH DEMAND OF WATER OR IF THE SOURCE OR SPRING SHOULD FAIL, WE CAN CONTINUE TO SUPPLY WATER TO ALL AREAS WITHIN SUNRIDGE

Property Owner Affidavit

I (We), Michael R. Richey, 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.

Michael R. Richey
(Property Owner)

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20 _____,

(Notary)

Authorized Representative Affidavit

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

(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.

(Notary)



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

Design Review (Commercial, Manufacturing, and other Main Uses)

Design review allows the Planning Division an opportunity to review specified proposed developments, with the goals established by the General Plan and standards listed in county ordinances, which implement the goals of the General Plan.

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.

First Determination

- Is this a small building with a total footprint of less than 10,000 sq ft and a project area of less than one acre

If **Yes**, the application can be approved administratively without Planning Commission review.

If **No**, the application will be reviewed by the Planning Commission.

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.



- All applications for occupancy permits or building permits for all multi-family (over 8) dwellings, recreation resort uses, public and quasi-public uses, business, commercial and manufacturing buildings, structures and uses and their accessory buildings, shall be accompanied by architectural elevations and site development plans to scale, which shall show building locations, major exterior elevations, exterior building materials and color schemes, landscaping, prominent existing trees, ground treatment, fences, off-street parking, vehicle and pedestrian circulation, adjacent buildings, streets and property lines, and existing grades and proposed new grades. All plans shall be reviewed and approved by the Planning Commission with the exception that small buildings with a total footprint of less than 10,000 sq ft and a project area of less than one acre shall be reviewed and approved by the Planning Director after meeting the requirements of all applicable ordinances. All of the above required architectural and site development plans shall be reviewed and approved prior to the issuing of any land use, occupancy or building permit.

Other zoning ordinance chapter requirements may apply as determined in the pre application meeting

Fee Schedule

Property Zoning F-10 Fee Required \$100.00

- Design Review \$225
- Design Review Over 5000 sq. ft. \$225 plus \$15 per 1000 sq. ft.
- Administratively approved over 1000 sq. ft. \$100 plus \$15 per 1000 sq. ft.
- Administratively approved less than 1000 sq. ft. \$100

Purpose and Intent of Design Review

The purpose and intent of design review by the Planning Commission is to secure the general purposes of this ordinance and the general plan and to insure that the general design, layout and appearance of buildings and structures and the development of property shall in no case be such as would impair the orderly and harmonious development of the neighborhood or impair investment in and occupation of the neighborhood.

Approval Criteria

The Planning Commission and/or the Planning Director shall consider the following matters under The Weber County Zoning Ordinance Chapter 36-4 and others when applicable, in their review of applications and where the plan is found deficient, the plan design shall be amended or conditions imposed to mitigate such deficiencies when considering:

1. Considerations relating to traffic safety and traffic congestion
2. Considerations relating to outdoor advertising
3. Considerations relating to landscaping
4. Considerations relating to buildings and site layout
5. Considerations relating to utility easements, drainage, and other engineering questions



6. Considerations relating to prior development concept plan approval associated with any Rezoning Agreement, Planned Commercial or Manufacturing Rezoning or Planned Residential Unit Development Approval.

Appeal Process

Appeals of Staff administrative approvals are made to the Planning Commission within 15 days of the decision.

Appeals of the Planning Commission decision are made to the County Commission within 15 days of the decision.

For Your Information

If construction of any development for which design approval has been granted has not been commenced within eighteen months from date of Design Review approval, the approval shall be deemed automatically revoked. Upon application, the Planning Commission may grant an extension of time.

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.



State of Utah

GARY R. HERBERT
Governor

GREG BELL
Lieutenant Governor

Department of
Environmental Quality

Amanda Smith
Executive Director

DIVISION OF DRINKING WATER
Kenneth H. Bousfield, P.E.
Director

Drinking Water Board
Paul Hansen, P.E., *Chair*
Ken Bassett, *Vice-Chair*
Terry Beebe
Russell Donoghue
Daniel Fleming
Heather Jackson
Betty Naylor
Petra Rust
Amanda Smith
David Stevens, Ph.D.
Ron Thompson
Kenneth H. Bousfield, P.E.
Executive Secretary

March 14, 2011

Mike Richey
Sunridge Water System
653 North 4100 West
West Point, UT 84015

Dear Mr. Richey:

Subject: **Plan Approval, Sunridge Booster Pump Station from Tank ST003 (PF002), System #29108, File #08391**

On February 17, 2011, the Division of Drinking Water (the Division) received updated plans and specifications for the booster pump station from your consultant, Mark Babbitt, P.E. with Great Basin Engineering. Review comments were sent on September 28, 2010. All review comments were adequately addressed.

Our understanding of the project is this proposed pump station (referenced as TP002 in our inventory database) will pump 100 gallons per minute with a total dynamic (TDH) of 300 feet. The new waterline from the booster pump will connect to the existing waterline from the upper system (Tank ST003), just above the existing pressure reducing system. The booster pump will use a propane operated motor. The booster pump will be manually controlled, and only used to supplement the reservoir in the higher pressure zone.

We have completed our review of the plans and specifications, stamped and signed by Mark Babbitt, P.E. and dated February 17, 2011, and find they basically comply with the applicable portions of Utah's Administrative Rules for Public Drinking Water Systems in R309. On this basis, **the plans for the Sunridge Booster Pump Station (PF002) are hereby approved.**

This approval pertains to construction only. **An operating permit must be obtained from the Executive Secretary before this facility may be put in service.** A checklist outlining the items required for operating permit issuance is enclosed for your information.

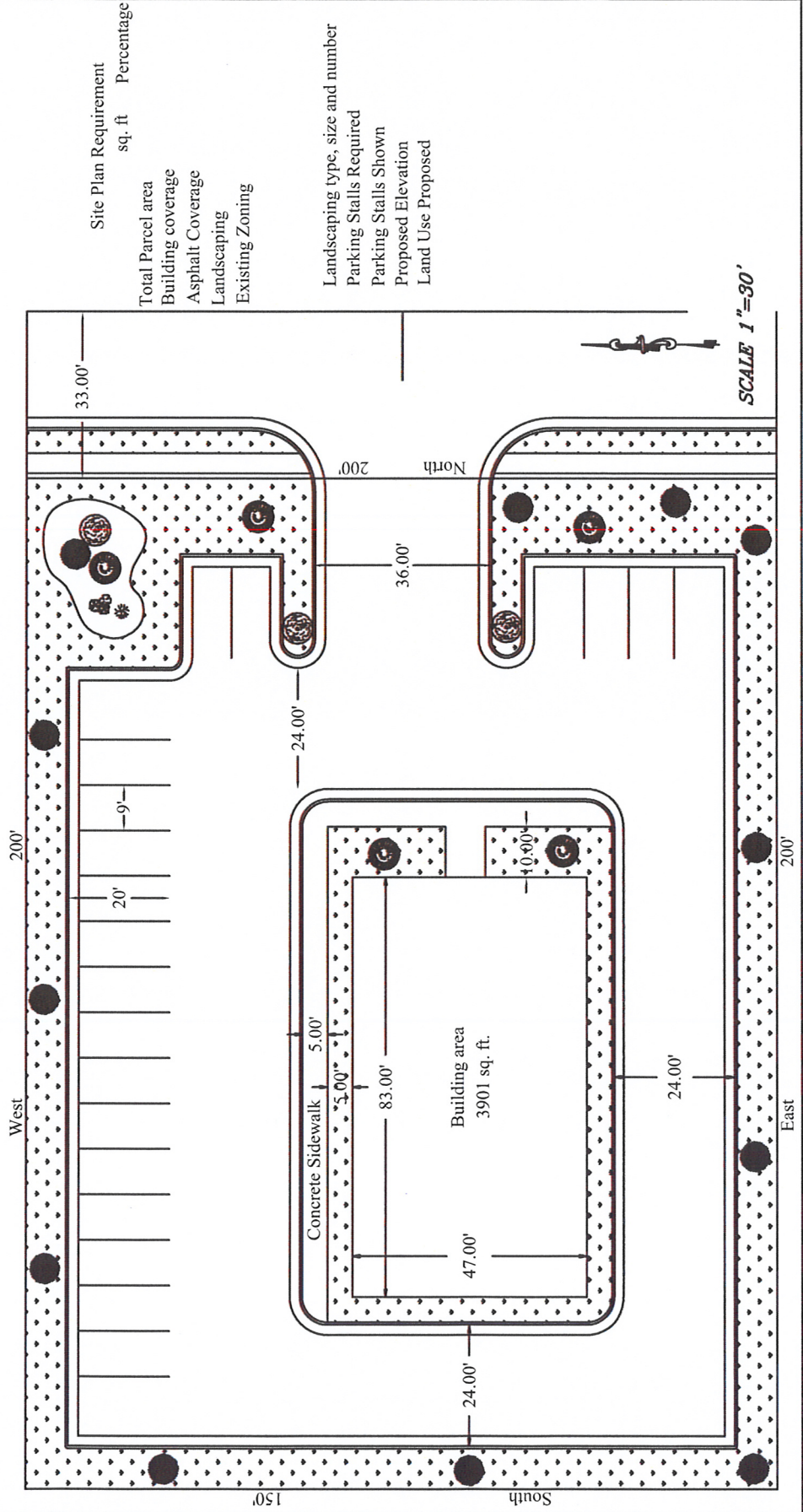
Approvals or permits by local authority or county may be necessary before beginning construction of this project. As the project proceeds, notice of any changes in the approved design, as well as any change affecting the quantity or quality of the delivered water, must be submitted to the

195 North 1950 West • Salt Lake City, UT
Mailing Address: P.O. Box 144830 • Salt Lake City, UT 84114-4830
Telephone (801) 536-4200 • Fax (801) 536-4211 • T.D.D. (801) 536-4414

www.deq.utah.gov

Check List for Site Plan Review.

- Name of the proposed development
- Name and address of the owner of property
- Name and address of the preparer of the site plan
- Statement describing the intended use of the development
- A north arrow and scale not less than 1:50
- The tax ID number of the development site
- The land use and zoning of the development site
- Adjacent land use and zoning
- * Identify the percentage of the property covered by buildings and hard surface
- Adjacent streets shall be shown and identified, along with distance from centerline to property
- Building setbacks and distances
- Easement on property and on abutting property, that could be affected
- A letter from the Water and Sewer company serving the project or a septic tank approval letter
- * Elevation drawings depicting architectural theme, building features, materials and colors is required
- * A grading and drainage plan is required
- Landscaping plan
- * Lighting plan
- Detailed sign information including color and material
- Fire hydrant location
- Parking information - size and number of stalls
- The geometric layout and dimensions of proposed building, driveways, parking areas, loading areas, signs and other features of the development
- Existing structures
- Storm water management plan

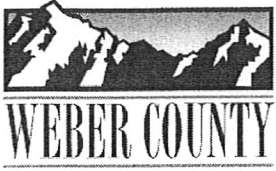


Site Plan Requirement	sq. ft	Percentage
Total Parcel area		
Building coverage		
Asphalt Coverage		
Landscaping		
Existing Zoning		

Landscaping type, size and number
 Parking Stalls Required
 Parking Stalls Shown
 Proposed Elevation
 Land Use Proposed

* Does not apply to Home Occupation Conditional Use Applications

Note: This is not a substitution for reading the Weber County Zoning Ordinance.



Weber County Public Works Department Official Receipt

Receipt Date 29-APR-2011

02:36:44 PM

Description DESIGN REVIEW

From Client SUNRIDGE PROPERTY OWNERS

CHECK 100

Total Received: 100

Empl Id / Receipt Nbr: DK - 20881

Signature

*** Please Retain This Receipt For Your Personal Records ***