



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an de minimis amendment to a conditional use permit (CUP 03-03) by adding a pump house over an existing well.

Type of Decision: Administrative

Agenda Date: Monday, May 02, 2016

Applicant: Dan White

File Number: CUP 2016-10

Property Information

Approximate Address: 4298 West 900 South

Project Area: 1 acre

Zoning: A-1

Existing Land Use: Well house

Proposed Land Use: Well house

Parcel ID: 15-315-0001

Township, Range, Section: T6N, R2W, Section 16

Adjacent Land Use

North: Agricultural	South: Agricultural
East: School	West: Agricultural

Staff Information

Report Presenter: Felix Lleverino
fleverino@co.weber.ut.us
801-399-8767

Report Reviewer: RK

Applicable Ordinances

- Weber County Land Use Code Title 104 Chapter 5 (Conditional Uses), (Site Development Standards)
- Weber County Land Use Code Title 104 Chapter 4 Agricultural Zone (A-1)
- Weber County Land Use Code Title 108 Chapter 1 (Design Review)
- Weber County Land Use Code Title 108 Chapter 10 (Public Utility Substations)

Background and Summary

The applicant is requesting approval for an amendment to a previously approved water storage tank for a public utility pump house. The A-1 Zone allows a "public utility substation" as a conditional use. This site is in an agricultural area in Western Weber. The site consists of a water storage tank, a well, and a pump house that is a 16'x30'8" split face bock structure with a metal roof. The amendment will allow for the expansion of the culinary water supply.

In 2001 a 2.0 million gallon culinary water storage tank, a well, and a 15'x25' pump house were approved to be built on this one lot subdivision, for use as a Public Utility Substation only.

Analysis

General Plan: West Weber General Plan identifies the need for new water sources to meet the demands of future growth while balancing the concern regarding the number of private wells and the cumulative impacts on water availability and water quality. The proposal supports the long-term goal to improve and expand Western Weber existing water systems throughout the developing areas

Zoning: The intent and purpose of the A-1 Zone per the LUC is:

To designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.

The A-1 Zone has a specific land uses identified in the LUC 104-5-6 that qualify this project as a conditional use.

The following uses shall be permitted only when authorized by a conditional use permit obtained as provided in title 108, chapter 4 of this Land Use Code:

(12) Public utility substation

The A-1 Zone has specific standards identified in the LUC 104-5-7 that shall be met as part of the development process. Those standards are as follows:

- Minimum lot area: 40,000 Sq. ft
- Minimum lot width: 150 feet
- Minimum Yard setbacks:
 - Front: 30 feet minimum
 - Side: 20 feet minimum
 - Rear: 30 feet minimum for the main building
- Building height: Conditional use permit is required if over 25 feet in height.

LUC 108-1-2- The location and arrangement of public utility substations and structures must be in accordance with construction plans submitted to and approved by the planning commission. The required approvals by the planning commission appear to have taken place in the early 2000's as part of the subdivision improvements in Taylor.

LUC 108-10-3- A public utility substation has specific minimum yards required for a dwelling in the same zone except that rear yard may be reduced to the following

- In an agricultural zone: ten feet

LUC 108-10-6- Each public building shall meet the minimum yard requirements for a public building in the zone in which it is located.

Conformance to the General Plan

The proposed use conforms to Western Weber General Plan by providing improvements to an existing water system to meet the demands of the further development.

Summary of Considerations

In order for a conditional use to be approved it must meet the requirements of applicable ordinances listed in this staff report, which unclose the standards outlined in LUC 108-4-4

(a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to substantially mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards of this chapter, or relevant standards or requirements of any other chapter of this Land Use Code. When considering any of the standards, the land use authority shall consider the reasonably anticipated detrimental effects of the proposed use in the context of current conditions and, to the extent supported by law, the policy recommendations of the applicable general plan.

(b) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

Staff Recommendations

The Planning Division recommends approval of file # CUP 2016-10, de minimis amendment to a conditional use permit (CUP 03-03) by adding a pump house over an existing well, located at 4298 West 900 South (Parcel# 15-315-0001). This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. Requirements of the Weber County Building Inspection Division.
2. Requirements and recommendations of the Weber Fire District.
3. Requirements of the Weber County Engineering Division.
4. Requirements of the Weber County Health Department.

This recommendations is based on the following findings

1. The proposed use conforms with Western Weber General Plan

2. The proposed use will not be detrimental to the public health, safety, or welfare.
3. The proposed use complies will comply with applicable County ordinance.
4. The proposed use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

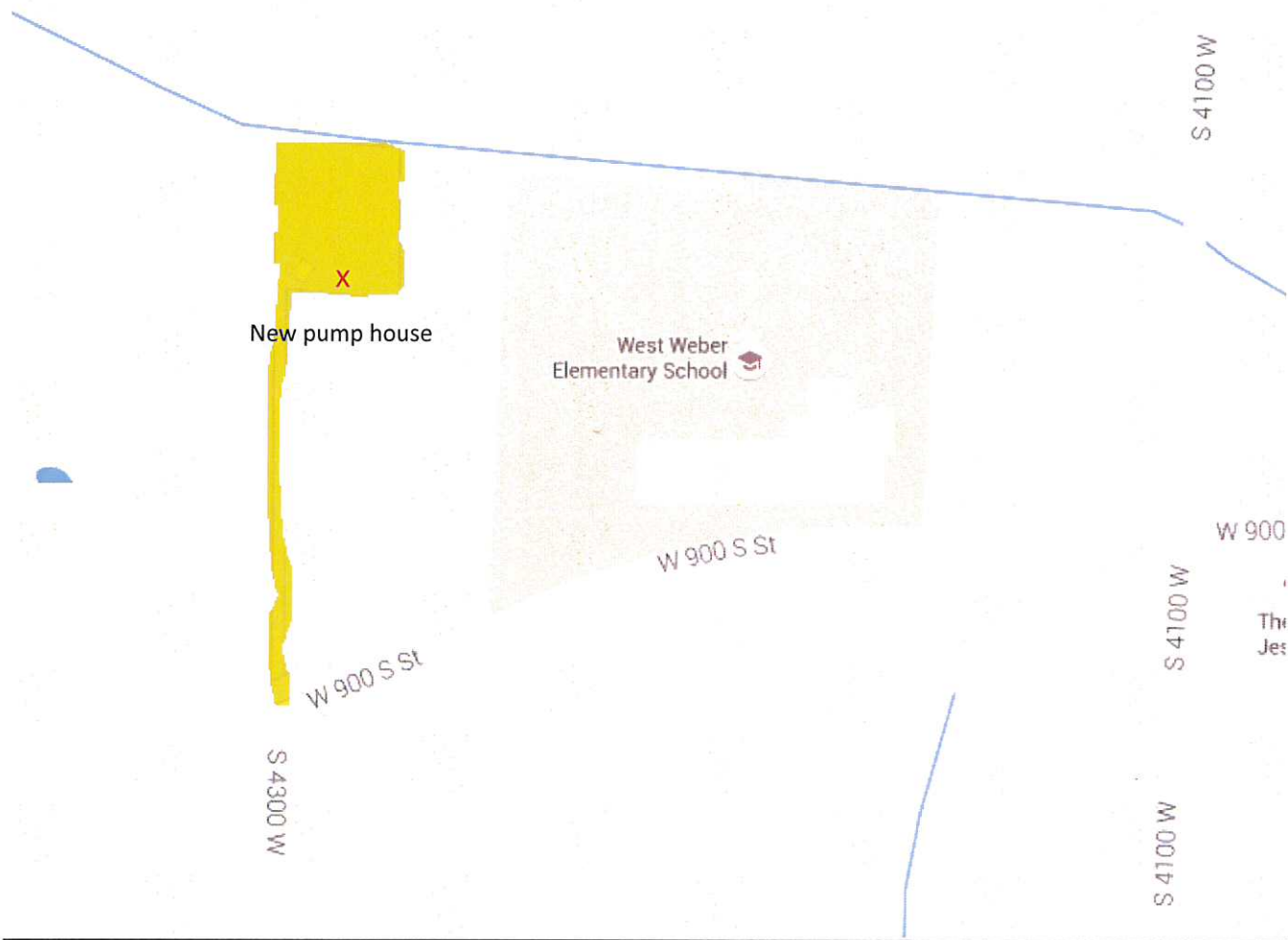
Staff Administrative Approval

Based on the conditions and findings listed above, administrative approval for file# CUP 03-03 for a de minimis expansion of file# CUP 03-03 for the construction of a pump house over an existing well owned by Taylor West Weber Water Improvement District, located on parcel # 15-315-0001, is hereby approved on this the 15 day of June, 2016

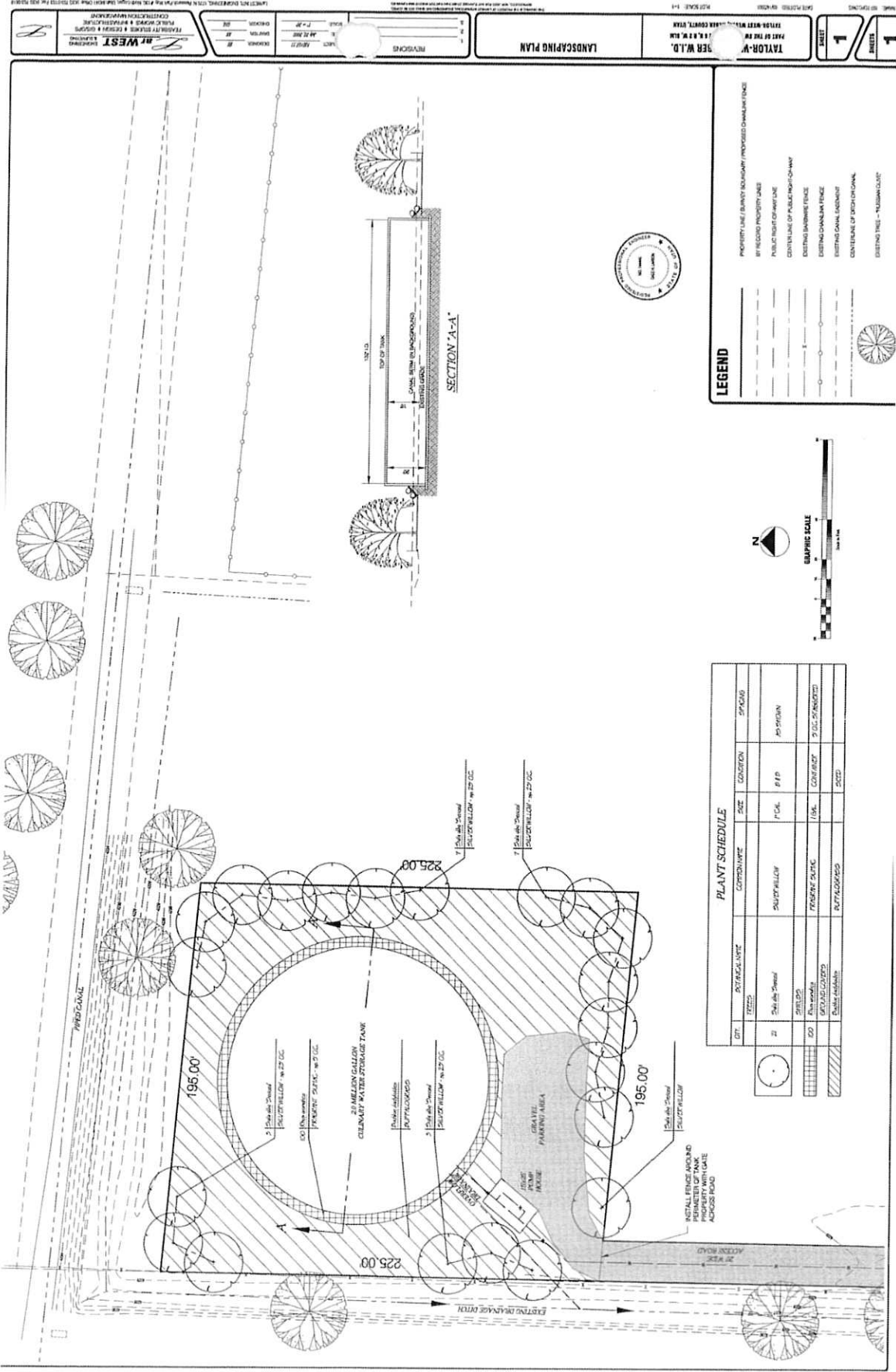


Rick Grover

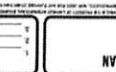
Weber County Planning Director



Snap shot of the vicinity. Approximate address, 4298 W 900 S Ogden Utah 84401



SECTION 'A-A'



PLANT SCHEDULE

QTY	SYMBOL	DESCRIPTION	SIZE	CULTURE	SPACING
22	(Symbol)	RED MAPLE	12" CAL.	PI/P	40'-0" ON
22	(Symbol)	RED PINE	12" CAL.	CO/MA/PT	7'-0" ON
22	(Symbol)	SWEETGUM	12" CAL.	CO/MA/PT	7'-0" ON

LEGEND

- PROPERTY LINE / BOUNDARY / PROPOSED CHALKLINE FENCE
- BY RECORD PROPERTY LINE
- PUBLIC RIGHT OF WAY LINE
- CENTERLINE OF PUBLIC RIGHT OF WAY
- EXISTING SHARPER FENCE
- EXISTING CHALKLINE FENCE
- EXISTING CANAL ENDWALL
- CENTERLINE OF PROPOSED CANAL
- EXISTING TREE - "MILWAUKEE"



REVISIONS

DATE PLOTTED: 01/20/01

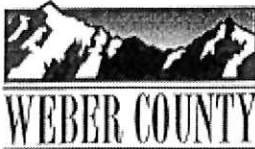
TAYLOR WEST WATER STORAGE

LANDSCAPING PLAN

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

PROJECT NO. 01-001

DATE: 01/20/01



NOTICE OF DECISION

PLANNING COMMISSION

Craig C. Barker
Director

Name: Taylor West Weber Water Improvement District
4660 West 1150 South
Ogden, Ut 84404

May 2, 2001

Case No.: CUP #08-01

You are hereby notified that your application for a Conditional Use Permit (CUP #08-01) for a Culinary Water Storage Tank was heard by the West Weber Township Planning Commission in a public meeting held on April 3, 2001 after due notice to the general public.

The West Weber Township Planning Commission has given consideration to your application relative to the merit, circumstances, and conditions affecting said property and hereby renders the following decision:

APPROVED:

Subject to any conditions noted in the minutes of the April 3, 2001 West Weber Township Planning Commission meeting which are on file at the office of the Weber County Planning Commission located at 2380 Washington Boulevard, Suite 240, in Ogden, Utah. Said minutes will be available upon their approval by the Planning Commission.

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 at which the decision was rendered. 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.

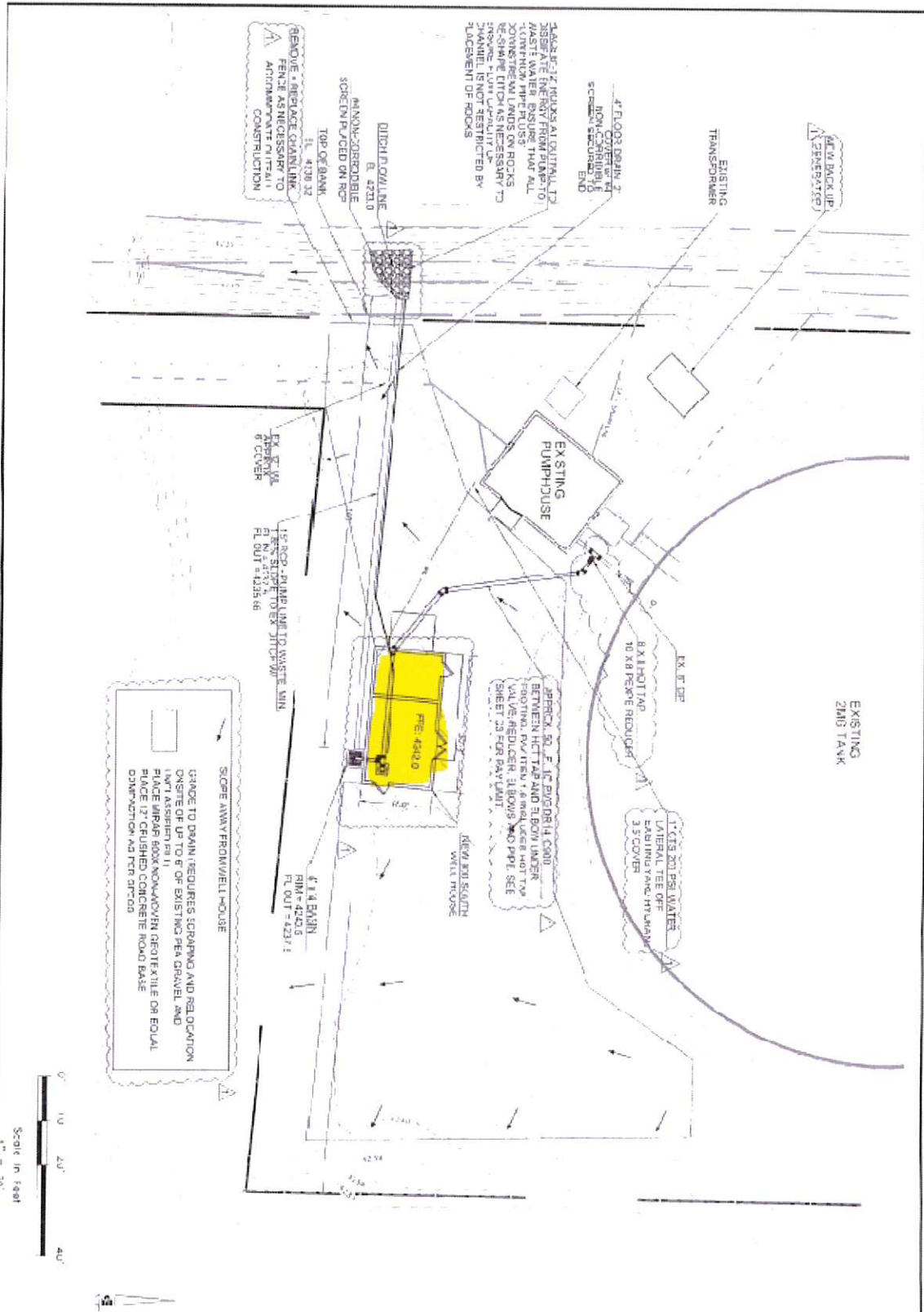
Sincerely,

Kevin D. Hamilton

Weber County Planning Commission

Planning Commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
(801) 399-8791





	SITE PLAN TAYLOR WEST WEBER WILD. 900 SOUTH WFLI HOUSE WEST WEBER, WEBER, UTAH		Reviewer: _____ Date: 2/19/2016 Date: 04/20/16 Description: 1-AUG-1 Scale: 1" = 20' Designer: M.W. Degree: M.S.W. Drafter: M.W. Checker: M.W.
	C1 6		Path: \\...