

Weber County Conditional Use Permit Application

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

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) Crimson Ridge Water Company LLC (B&H Investment Properties)		Mailing Address of Property Owner(s) 110 West Jennings Lane Centerville, Ut 84014	
Phone 801-295-4193	Fax		
Email Address (required) crimsonridgeutah.steve@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Gardner Engineering , Mike Durtschi PE		Mailing Address of Authorized Person 5150 S 375 E Ogden, Utah 84405
Phone 801-476-0202	Fax	
Email Address miked@gecivil.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Property Information

Project Name Crimson Ridge Water Company LLC - Water Tank and Well House	Total Acreage 0.38 Acres	Current Zoning FV-3
Approximate Address 1199 Whispering Pines Ln Eden, Utah	Land Serial Number(s) Existing Parcel #:200050021 Proposed Parcels- Well House (Ph. 3 Open Space) Tank (Ph. 3B Open Space)	

Proposed Use
Construct Water Tank, Well House and System Piping

Project Narrative

The project includes the needed facilities to provide water to the proposed "The Reserve at Crimson Ridge Phase 2&3 Subdivision" (RCRS). Gardner Engineering is currently working with the Division of Drinking Water (DDW) to establish a new drinking water system , named with DDW "Crimson Ridge Waterworks LLC Company" (CRWC), upon finalizing the process, or at request, approval documentation/correspondence from DDW will be submitted to the Weber County Planning Office.

Storage Tank - Design of tank followed sizing requirements for average day demands for indoor and outdoor use for the number of lots/connections in the proposed RCRS. Also, Weber County Fire Marshal recommendation of 180,000 gallons has been included in sizing of the tank. Tank Features - 215,000 gallons, partial buried concrete cylinder, 49' inside wall diameter, 16' high walls.

A site specific Geo-Technical Investigation Report and Geological Hazards Evaluation have been completed, addressing mitigation of possible natural hazards and guidance for construction of tank and well house, this information was used in proposed design.

Well House - A 27' x 20'-2" timber frame structure with concrete footings and pad will house the source's required components to deliver drinkable water to the storage tank.

Applicable County Ordinances including set backs, drainage, grading and driving surface were adhered to in the locating and design of both sites. The well and casing have been completed and approved by DDW, delineation zones will be provided to Weber County GIS Dept.

System Piping - A dedicated 4" pipe line will be installed from the well house to storage tank. The system pipe will connect the proposed RCRS at two locations to the new tank.

All construction shall follow the CRWC Standard Details, Utah State Rules for Drinking Water Facilities. Design Plans for the above mentioned items will be reviewed and approved by DDW and Weber County Building prior to Construction.

Coordination has occurred during design process with the existing utility owner, Pineview West Water Company (PWWC). The proposed tank and pipelines are in the proximate area to the PWWC facilities, considerations have been noted on design plans and facilities shall be protected. Prior to work beginning contractor will notify PWWC that the field locating of existing buried facilities will begin. The Project Engineer and PWWC shall immediately be notified and updated of information found by field locating done by contractor.

Basis for Issuance of Conditional Use Permit

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:

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:

The tank site will minimize the removal of existing mature trees and vegetation outside of the delineated cut extents, in the material staging area. Before excavation, a surface drainage ditch shall be constructed above the tank excavation area, minimizing surface water on the de-vegetated slopes. Upon completion of earthwork and tank fill slope has been re-established, soil stabilization methods will be utilized to mitigate erosion, this included straw wattles spaced 10-15' parallel to slope and running perpendicular to the slope the length of the disturbed areas, placing a native mountain seed mix using hydroseed. restore area to existing condition.

That the proposed use will comply with the regulations and conditions specified in this Ordinance for such use:

Facilities are planned and designed to follow regulations and conditions for specified ordinance by Weber County.

The proposed location for the new water tank was chosen based on the established access on property owners property. Also considerations for emergency connection to the PWWC providing back up storage and source for the connections in the proposed water system and PWWC if needed. The new tank is sited and design to match the existing tank overflow, ensuring if needed emergency connection is used, minimal water will be wasted.

The location of the new tank will be naturally screened by mature trees.

The proposed well house location was based on recommendation from hydro-geologist of the siting and drilling of a test well and production well.

That the proposed use conforms to the goals, policies and governing principles and land use of the General Plan for Weber County:


The majority of the tank will be buried to eliminate much of the tank from view and will be naturally screened by mature trees. Colors of the well house will be neutral earthen colors to help it blend into the natural surroundings, materials will also be in accordance to the CC&R's of the proposed subdivision the well house is located. The tank and well house will use lighting in accordance to upper valley night and sky.

That the proposed use will not lead to the deterioration of the environment or ecology of the general area, nor will produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally effect, to any appreciable degree, public and private properties including the operation of existing uses thereon, in the immediate vicinity of the community or area as a whole:

SWPPP Best management practices will be used during construction. Disturbed areas we be reseeded with natural vegetation and the use of soil stabilization methods.

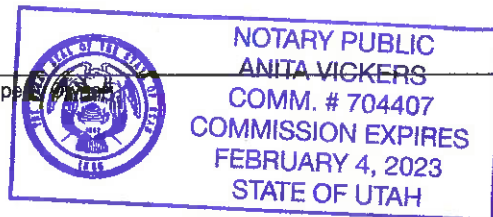
Property Owner Affidavit

I (We), Steven Fenton, 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.



(Property Owner) B+H Investment Properties LLC
by: Steven Fenton

Subscribed and sworn to me this 9th day of Dec., 2020

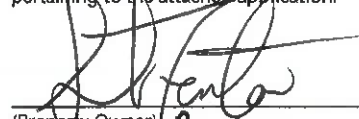




(Notary)

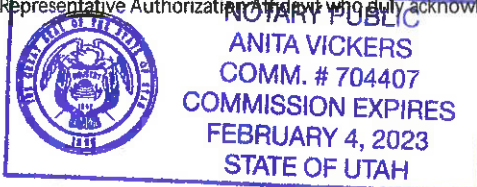
Authorized Representative Affidavit

I (We), Steven Fenton, 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) B+H Investment Properties LLC (Property Owner)

Dated this 9th day of Dec., 2020, personally appeared before me Steven Fenton, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.





(Notary)