



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Request for approval of a conditional use permit amendment for a water tank and well house located at approximately 1199 Whispering Pines Ln, Eden.
Application Type:	Administrative
File Number:	CUP 2020-20
Applicant:	Crimson Ridge Water Company
Approximate Address:	1199 Whispering Pines Ln, Eden
Project Area:	0.50 acres
Zoning:	FV-3
Existing Land Use:	Public Utility Substation
Proposed Land Use:	Public Utility Substation
Parcel ID:	N/A
Township, Range, Section:	Township 6 North, Range 1 East, Section 10

Adjacent Land Use

North:	Forest, Residential	South:	Forest
East:	Forest	West:	Forest

Staff Information

Report Presenter:	Steve Burton sburton@webercountyutah.gov 801-399-8766
Report Reviewer:	RG

Applicable Ordinances

- Weber County Land Use Code Title 104 Chapter 14 (FV-3 Zone)
- Weber County Land Use Code Title 108 Chapter 4 (Conditional Uses)
- Weber County Land Use Code Title 108 Chapter 10 (Public Utility Substations)
- Weber County Land Use Code Title 108 Chapter 2 (Ogden Valley Architectural, Landscape, and Screening Standards)
- Weber County Land Use Code Title 108 Chapter 1 (Design Review)

Background and Summary

Crimson Ridge Water Company is requesting an amendment to an existing conditional use permit for a water tank and well house. The existing infrastructure includes wells that provide culinary water to the Crimson Ridge Development. This proposed well house and tank will provide water to the new phases of Crimson ridge that are currently under subdivision review.

The application is being processed as an administrative review due to the approval procedures in Uniform Land Use Code of Weber County, Utah (LUC) §108-1-2 which requires the planning commission to review and approve applications for conditional use permits and design reviews.

Analysis

General Plan: As a conditional use, this operation is allowed in the FV-3 Zone. With the establishment of appropriate conditions as determined by the land use authority, this operation will not negatively impact any of the goals and policies of the General Plan.

Zoning: The subject property is located within the FV-3 zone. The purpose and intent of the FV-3 zone are described in LUC 104-14-1:

The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.

The FV-3 zone allows the proposed use, as a conditional use in the FV-3 zone. The proposed site plan indicates that the well house and tank will be 30 feet from the front lot line, 30 feet from the rear lot line, and 20 feet from the side lot lines.

Under the LUC 108-10, there is not minimum lot area for public utility substations. The proposed improvements will be located on a site of approximately .50 acres.

Conditional Use Review: A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. The applicant has received approval from the County Engineering Division and the Weber Fire District for the proposal.

The following is an analysis of the proposal reviewed against the conditional use standards:

(1) Standards relating to safety for persons and property. The proposal is not anticipated or expected to negatively impact this property, surrounding properties, or persons. The applicant has submitted plans to re-seed any areas disturbed by construction with a mountain seed mix to re-vegetate the property.

(2) Standards relating to infrastructure, amenities, and services: The proposal is not anticipated or expected to negatively impact any existing infrastructure, amenities, or services in the area.

(3) Standards relating to the environment. The proposal is not anticipated or expected to negatively impact the environment.

(4) Standards relating to the current qualities and characteristics of the surrounding area and compliance with the intent of the general plan. The proposal is not anticipated to negatively impact the surrounding area, nor is it contrary to the recommendations of the general plan.

Design Review: The proposed conditional use mandates a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding neighborhood. The matters for consideration are as follows:

Considerations relating to traffic safety and traffic congestion. The proposal includes a site plan that identifies an access road to the pump house off of Valley View Drive. The proposed tank will be accessed by an existing 20 ft access from the original well. Neither traffic safety hazards nor traffic congestion are anticipated given the minimal site visitations to the substations.

Considerations relating to landscaping. The site consists of natural landscaping that meets the requirements outlined in the Architectural, Landscape, and Screening Design Standards (108-2).

Considerations relating to buildings and site layout. The applicant has submitted elevations of the proposed pump house (Exhibit A) that indicate the outside of the building will consist of timber siding, rock wainscoting, and steel roofing, which complies with the aesthetic requirements outlined in LUC 108-2. The proposed tank will be made entirely of concrete which also complies with applicable aesthetic requirements.

Staff Recommendation

Staff recommends approval of this conditional use application subject to the applicant meeting the review agency requirements and the following conditions:

1. Any outdoor lighting must meet the requirements of the Ogden Valley Outdoor Lighting Ordinance (108-16).

This recommendation is based on the following findings:

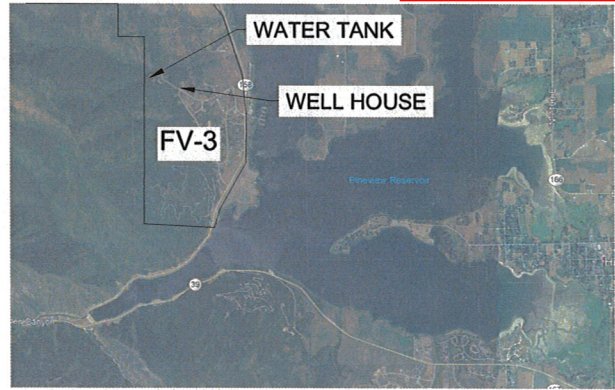
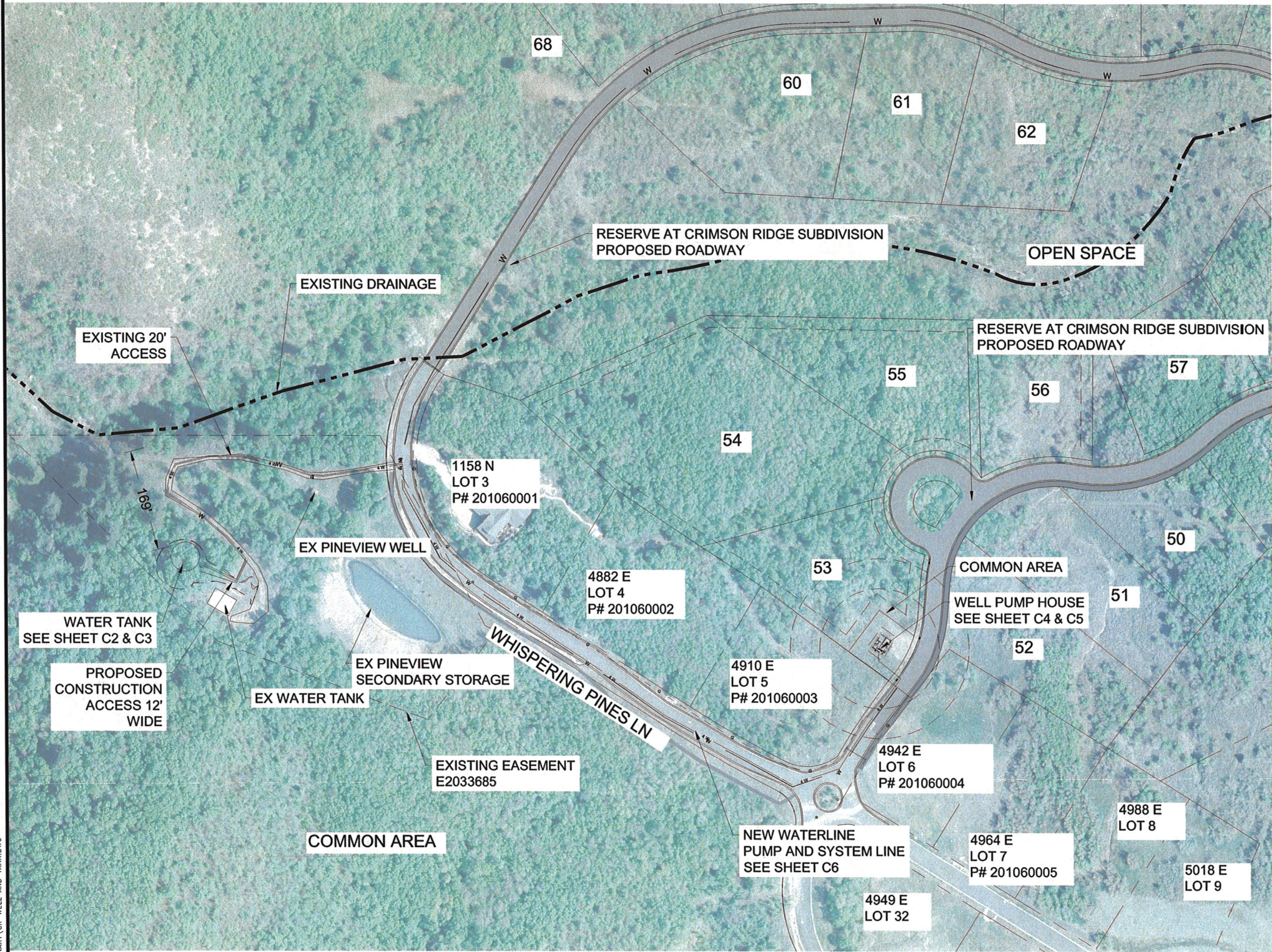
- The proposed use is allowed in the FV-3 zone and meets the appropriate site development standards.
- The criteria for issuance of a conditional use permit have been met because mitigation of potential detrimental effects can be accomplished.

Exhibits

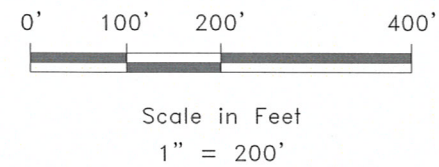
- A. Building elevations and Site Plan

Map 1





- SHEET INDEX**
- C1 OVERVIEW SITE PLAN
 - C2 WATER TANK SITE PLAN
 - C3 WATER TANK GRADING PLAN
 - C4 WELL HOUSE PLAN
 - C5 WELL HOUSE GRADING
 - C6 WATERLINE
 - DT1 DETAILS (WATER LINE)
 - EL1 WELL HOUSE ELEVATIONS
 - EL2 WELL HOUSE ELEVATIONS
 - SW1 SWPPP



DEVELOPER:

B&H INVESTMENT PROPERTIES
STEVE FENTON
110 WEST JENNINGS LANE
CENTERVILLE
801-295-4193

Revisions		Date	Description

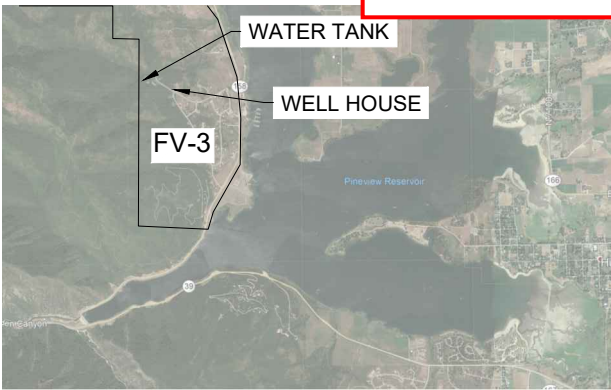
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Designed:	MD
Drafted:	KN
Checked:	MD



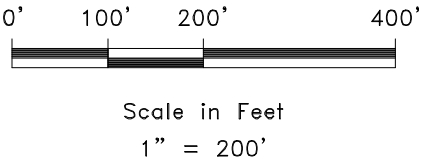
OVERVIEW SITE PLAN
CRIMSON RIDGE WATERWORKS
WELL HOUSE AND TANK
EDEN, WEBER, UTAH

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Exhibit A

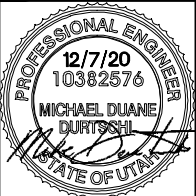


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OVERVIEW SITE PLAN
CRIMSON RIDGE WATERWORKS
WELL HOUSE AND TANK
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C1
9

RY: 0208 - B&H INVESTMENT\CRIMSON RIDGE\DESIGN\DWG\CULINARY CR-WELL AND TANK.DWG

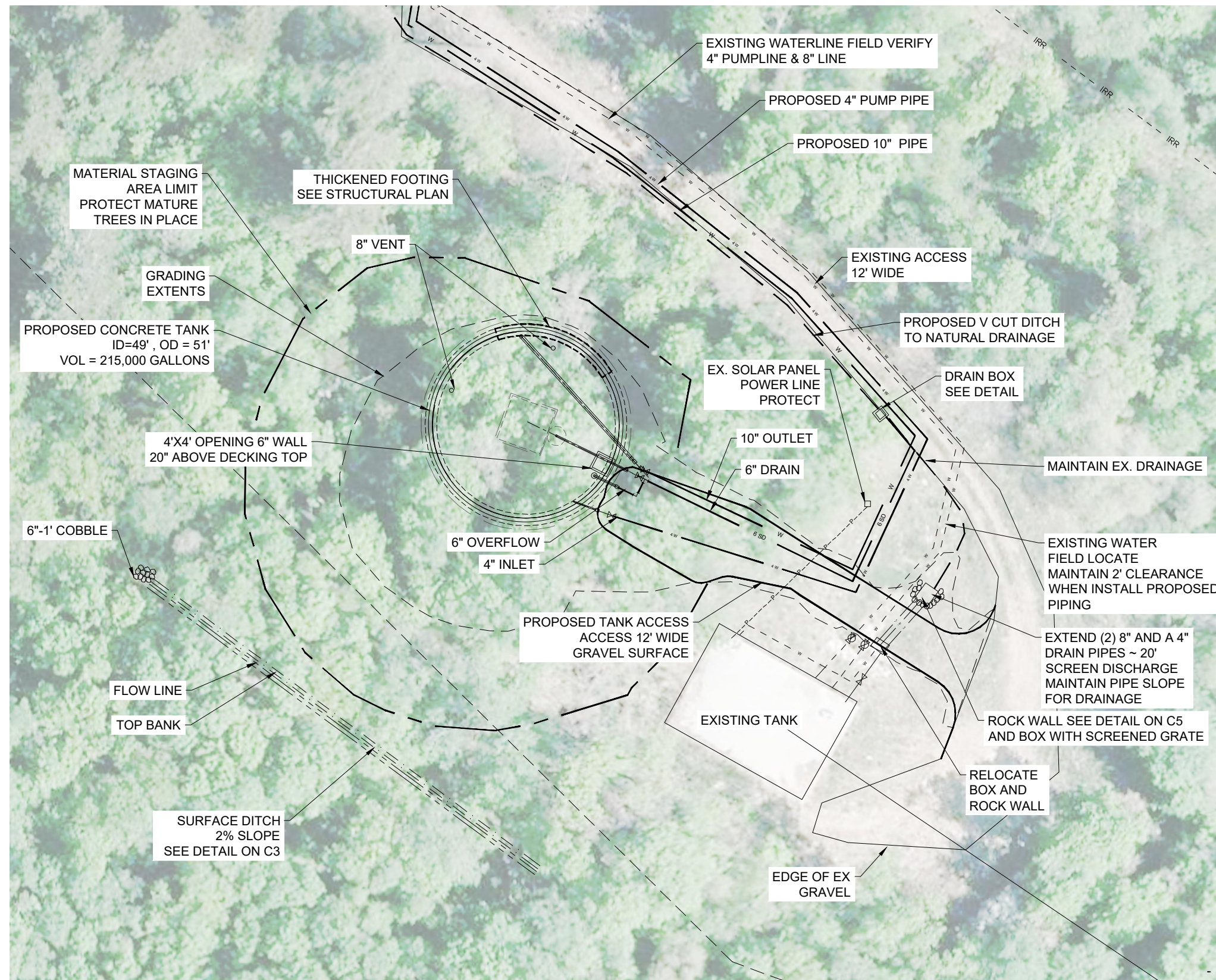
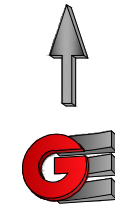


Exhibit A

B&H INVESTMENT PROPERTIES
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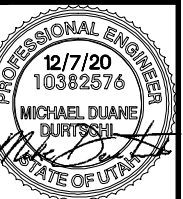


0' 15' 30' 60'

Scale in Feet
1" = 30'

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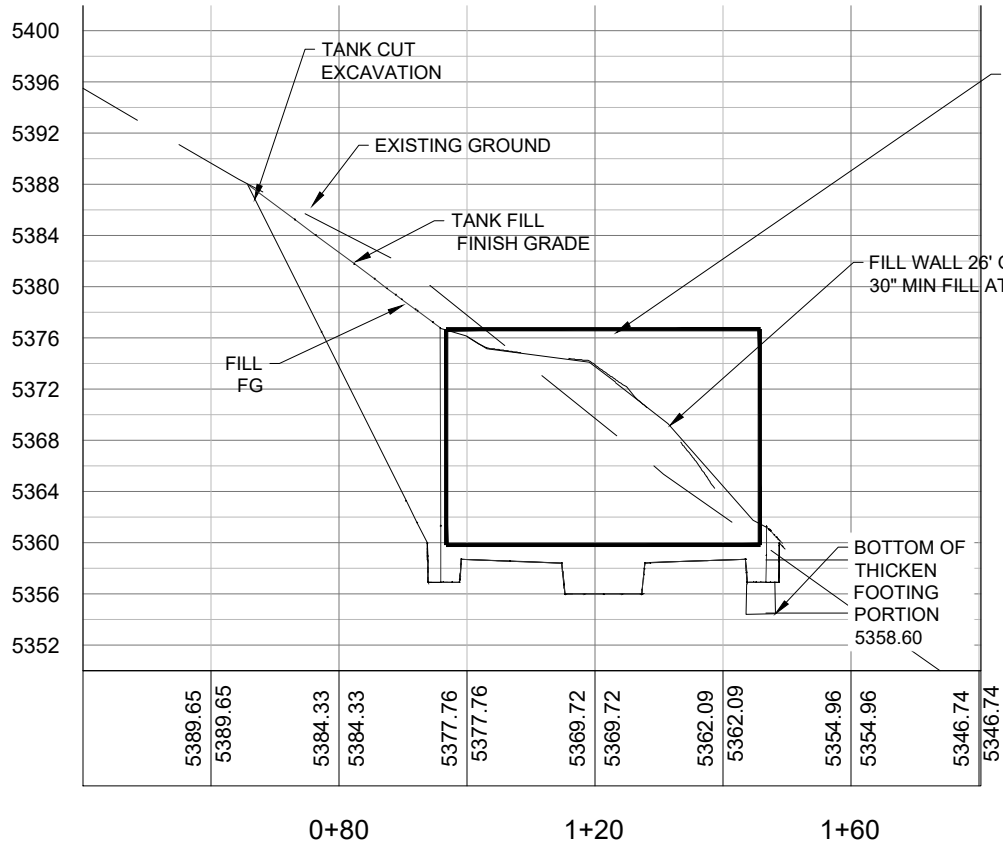
TANK SITE PLAN
CRIMSON RIDGE WATERWORKS
WELL HOUSE AND TANK
EDEN, WEBER, UTAH



C2
9

Prior to work beginning contractor will notify PVWC that the field locating of existing buried facilities will begin. The Project Engineer and PINE VIEW WATERT COMPANY shall immediately be notified by Contractor and updated of information found by field locating.

PROFILE VIEW

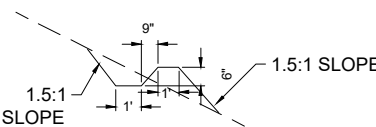
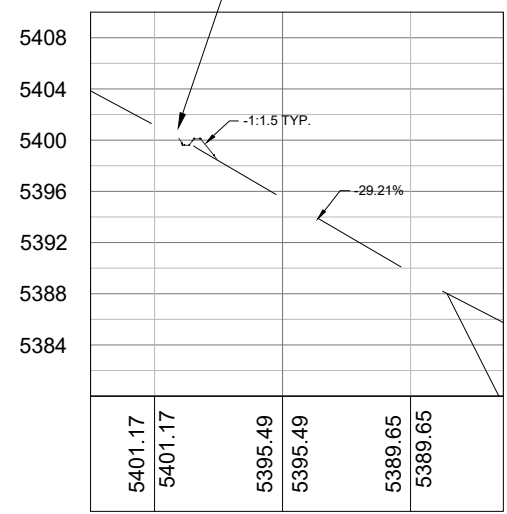


PROPOSED STORAGE RESERVOIR
SEE STRUCTURAL PLANS
49' WALL ID
16' WALL HEIGHT
15' WATER HEIGHT
215,000 GALLONS

Tank Elevations	
overflow (ex 5375.00)	5375
Top of Decking (1+83)	5376.83
Floor at wall (16' wall, 15' H2O)	5360
Bottom Footing at wall	5358.67
bottom of fill footing at wall	5357.17
30" ABOVE BOTTOM OF FOOTING	5361.17

Cut/Fill Summary

Name	2d Area	Cut	Fill	Net
VOL EGvsCUT	7558.51 Sq. Ft.	2252.76 Cu. Yd.	39.55 Cu. Yd.	2213.21 Cu. Yd.<Cut>
FG-CUT	7551.49 Sq. Ft.	3.54 Cu. Yd.	1224.29 Cu. Yd.	1220.75 Cu. Yd.<Fill>
vol ditch	2155.18 Sq. Ft.	8.92 Cu. Yd.	36.85 Cu. Yd.	27.93 Cu. Yd.<Fill>
Totals	17265.18 Sq. Ft.	2265.22 Cu. Yd.	1300.70 Cu. Yd.	964.53 Cu. Yd.<Cut>



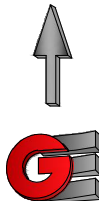
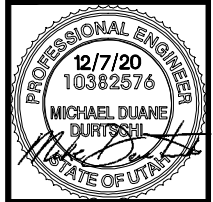
SURFACE DITCH

Exhibit A

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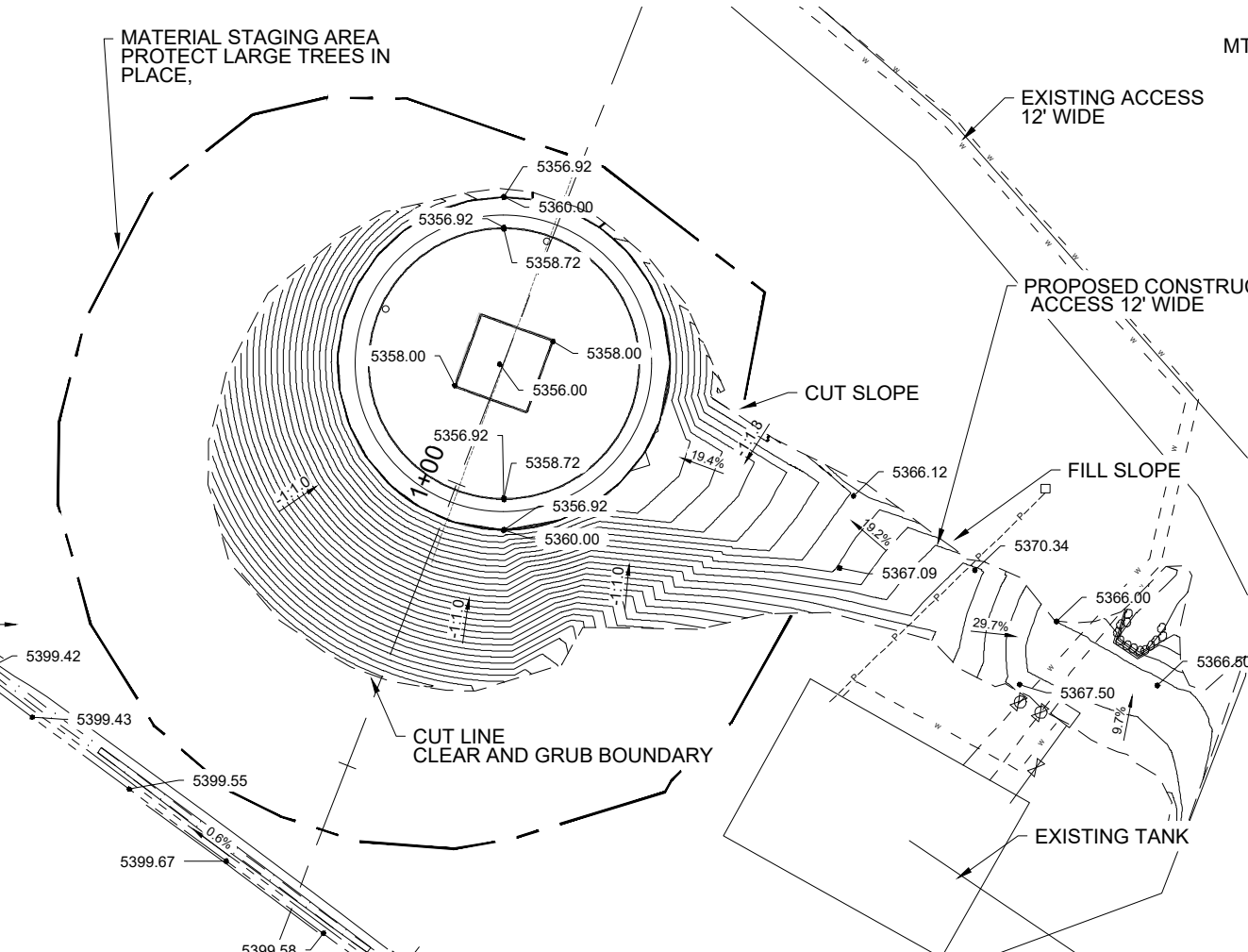
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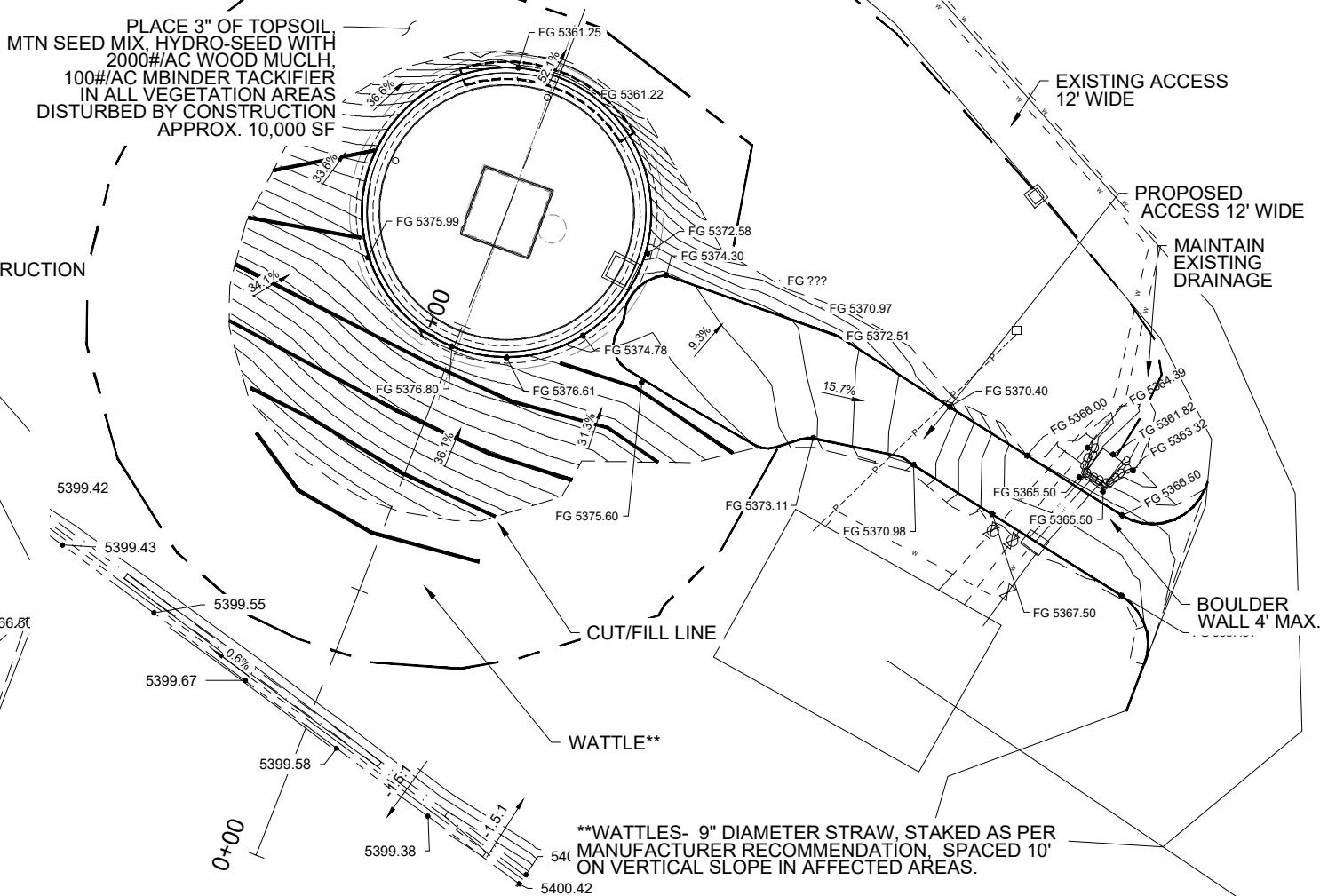


Scale in Feet
1" = 30'

PRELIMINARY EXCAVATION EXHIBIT



PRELIMINARY FINISHED GRADE EXHIBIT



**WATTLES- 9" DIAMETER STRAW, STAKED AS PER MANUFACTURER RECOMMENDATION, SPACED 10' ON VERTICAL SLOPE IN AFFECTED AREAS.

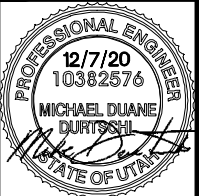
RY-0208 - B&H INVESTMENT CRIMSON RIDGE DESIGN DWG\CRIMSON CR-WELL AND TANK.DWG

TANK GRADING PLAN
CRIMSON RIDGE WATERWORKS
WELL HOUSE AND TANK
EDEN, WEBER, UTAH



WELL HOUSE
CRIMSON RIDGE WATERWORKS
WELL HOUSE AND TANK

Revisions		Date	Description



WELL HOUSE
CRIMSON RIDGE WATERWORKS
WELL HOUSE AND TANK
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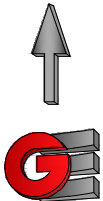
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DEVELOPER:

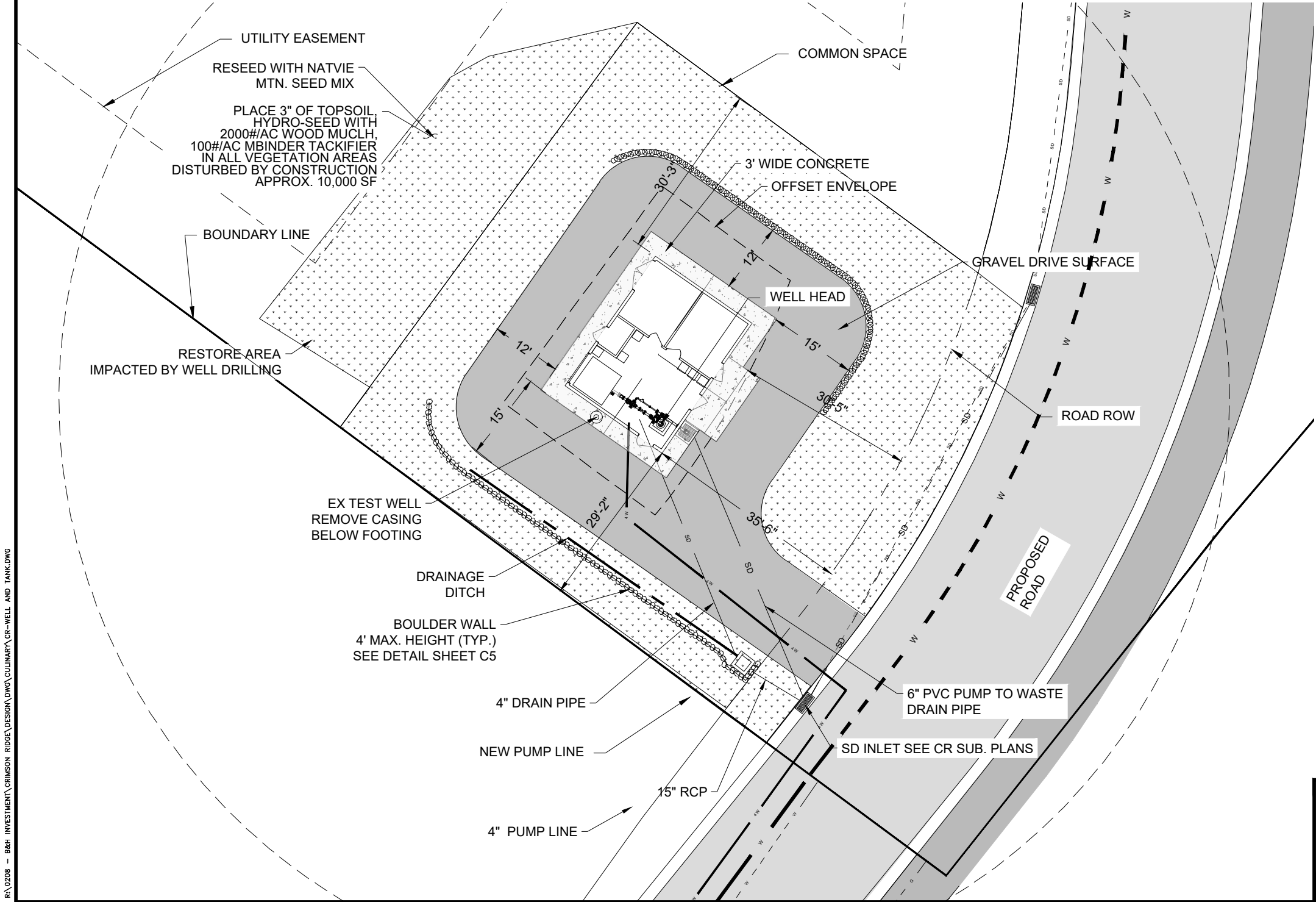
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Scale in Feet
1" = 20'

C4

9

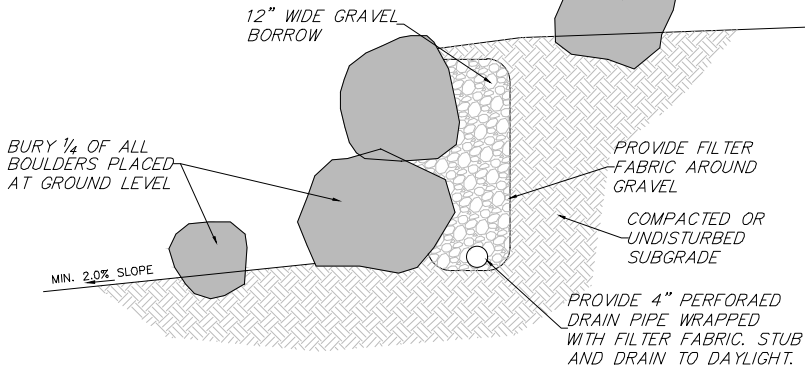


WELL GRADING
CRIMSON RIDGE WATERWORKS
WELL HOUSE AND TANK

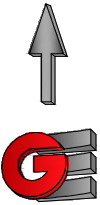
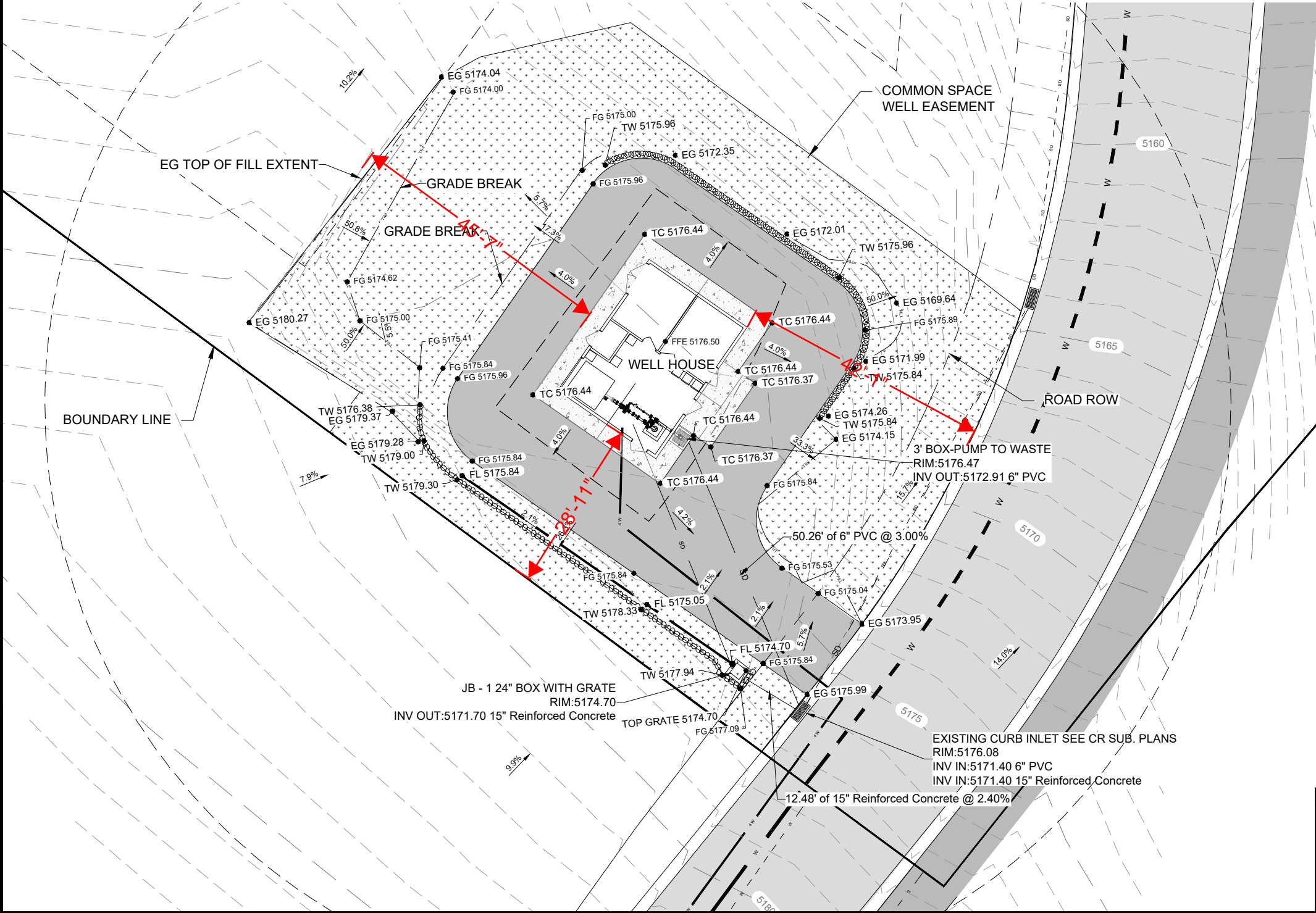
BOULDERS SHOULD
GENERALLY RANGE FROM 2'
TO 4' IN DIAMETER. LARGER
BOULDERS SHALL BE PLACED
AT BOTTOM OF WALL.

PLACE ADDITIONAL BOULDER
AROUND WALL AS NECESSARY
PROVIDE A "NATURAL" TRANSITION
TO THE SURROUNDING LANDSCAPE.

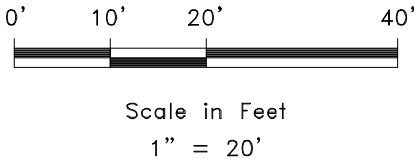
Exhibit A



TYPICAL BOULDER RETAINING WALL DETAIL
NOT TO SCALE



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6" ROADBASE OR MATCH EXISTING LANDSCAPING/SURFACE IMPROVEMENTS

SHOULDER / SOD / CONCRETE- UNIMPROVED

ASPHALT SURFACE

12" T-PATCH

SAW CUT W/ BLADE BEFORE REMOVAL, CLEAN & TACK

ASPHALT 3" THICK

ROAD BASE 8" THICK

SELECT BACKFILL COMPACT TO 96% AASHTO T-180

BEDDING MATERIAL TO 12" OVER PIPE COMPACT TO 96% AASHTO T-180

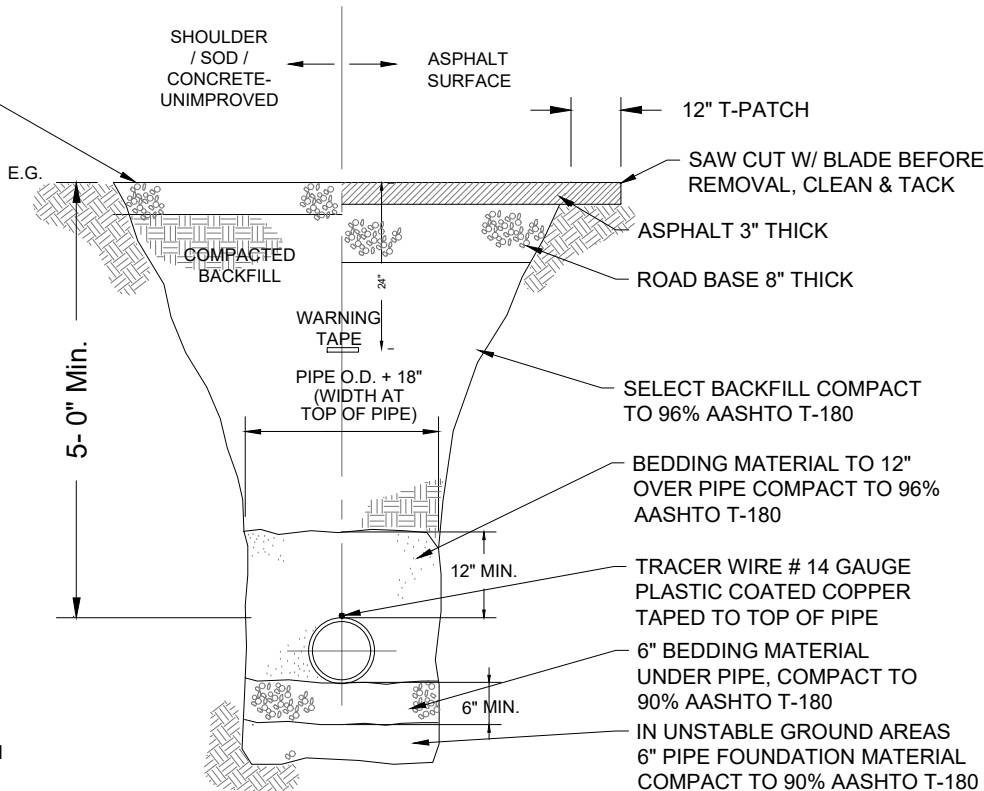
TRACER WIRE # 14 GAUGE PLASTIC COATED COPPER TAPED TO TOP OF PIPE

6" BEDDING MATERIAL UNDER PIPE, COMPACT TO 90% AASHTO T-180

IN UNSTABLE GROUND AREAS 6" PIPE FOUNDATION MATERIAL COMPACT TO 90% AASHTO T-180

NOTE:
CONTRACTOR IS RESPONSIBLE TO MEET TRENCH RESTORATION STANDARDS OF THE ENTITY OWNING THE ROADWAY, RESTORE THE ROADWAY TO SAID STANDARDS AND SHALL BE SOLELY RESPONSIBLE FOR ALL ROADWAY PERMITS AND/OR FEES.

- NOTE:
- WATER & SEWER LINES SHALL BE INSTALLED A MINIMUM OF 10 HORIZONTAL FEET FROM EACH OTHER.
 - WHERE A WATER LINE AND A SEWER LINE MUST CROSS, THE WATER LINE SHALL BE AT LEAST 18" ABOVE THE SEWER LINE.
 - SEPARATION DISTANCES ARE TO BE MEASURED EDGE-TO-EDGE.
 - WATER LINES SHALL NOT BE INSTALLED IN THE SAME TRENCH WITH EITHER SEWER OR SECONDARY PIPES.
 - IF THESE STANDARDS CANNOT BE MET AN EXCEPTION TO THE STANDARD MAY BE POSSIBLE. THE ENTITY SEEKING THE EXCEPTION SHALL INITIATE AND PURSUE A REQUEST FOR A SEPARATION EXCEPTION WITH THE STATE DIVISION OF DRINKING WATER, IN ACCORDANCE WITH R309-550-7 OF THE STATE OF UTAH ADMINISTRATIVE RULES.



1 TYPICAL TRENCH DETAIL

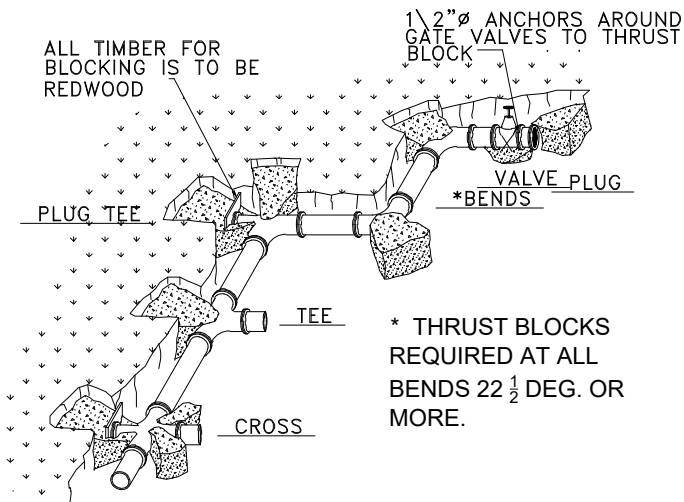


TABLE OF BEARING AREAS IN SQ. FT FOR CONCRETE THRUST BLOCKING

SIZE	BENDS				TEES*	GATE VALVES	DEAD ENDS	CROSSW/ 1BRANCH PLUGGED	CROSSW/ 2 BRAN. PLUGGED
	90°	45°	22 1/2°	11 1/4°					
3	1.0	0.0	0.3	0	0.7	0.5	0.7	0.7	0.7
4	1.8	1.0	0.5	0	1.3	0.5	1.3	1.3	1.3
6	4.0	2.2	1.1	0	2.8	0.7	2.8	2.8	2.8
8	7.1	3.8	2.0	1.0	5.0	2.4	5.0	5.0	5.0
10	11.1	6.0	3.0	1.5	7.8	4.5	7.8	7.8	7.8
12	16.0	8.6	4.4	2.2	11.3	7.3	11.3	11.3	11.3
14	21.7	11.8	6.0	3.0	15.4	11.0	15.4	15.4	15.4
15	25.0	13.5	7.0	3.5	17.6		17.6	17.6	17.6
16	28.4	15.3	8.0	4.0	20.0		20.0	20.0	20.0
18	36.0	19.4	10.0	5.0	25.4		25.4	25.4	25.4
20	44.2	24.0	12.2	6.1	31.4		31.4	31.4	31.4
21	49.0	26.5	13.5	6.8	34.6		34.6	34.6	34.6
22	54.0	29.0	14.8	7.4	38.0		38.0	38.0	38.0
24	64.0	34.5	17.7	8.8	45.0		45.0	45.0	45.0
30	100.0	54.0	27.6	13.8	71.0		71.0	71.0	71.0
36	144.0	78.0	40.0	20.0	102.0		102.0	102.0	102.0

*SIZE IS BRANCH SIZE.

FOR 100 P.S.I. INTERNAL STATIC PRESSURE AND 1000 LBS.PER SQ. FT. SOIL BEARING CAPACITY.

ALL VALVES, TEES, CROSSES AND BENDS SHALL ALSO BE FITTED WITH MECHANICAL RESTRAINTS, SUCH AS MEGA LUGS OR APPROVED EQUAL.

AREAS GIVEN IN TABLE ARE BASED UPON AN INTERNAL STATIC PRESSURE OF 100 P.S.I AND A SOIL BEARING CAPACITY OF 1000 LBS PER SQ. FT. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED VALUES BY A CORRECTION FACTOR "F".

$$F = \frac{\text{ACTUAL SPECIFIED TEST PRESSURE IN HUNDREDS OF LBS/SQ. IN.}}{\text{ACTUAL SOIL BEARING CAPACITY IN THOUSANDS OF LBS.}}$$

EXAMPLE: TO FIND BEARING AREA FOR 8"-90° BEND WITH A STATIC INTERNAL PRESSURE OF 1500 P.S.I AND WITH A SOIL BEARING CAPACITY OF 3000 LBS. PER SQ. FT.
F=1.5 / 3=0.5 TABULATED VALUE = 7.1 SQ. FT.
0.5 X 7.1=3.56 ~ 4 SQ. FT. (~OR 2FT. LONG BY 2FT. HIGH.)

1. CONCRETE SHALL NOT BE PLACED AROUND JOINTS AND BOLTS. COVER ALL METAL CONTACT AREAS WITH A POLY WRAP PRIOR TO CONCRETE PLACEMENT.
2. IN THE ABSENCE OF A SOIL REPORT, ALL THRUST BLOCKS SHALL BE SIZED ON THE BASIS OF A MAXIMUM LATERAL BEARING VALUE OF 800 P.S.F. AND A THRUST RESULTING FROM 150% OF THE WATER LINE STATIC PRESSURE.

2 THRUST BLOCK DETAIL

DEVELOPER:

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110 WEST JENNINGS LANE
CENTERVILLE
801-295-4193

DETAILS

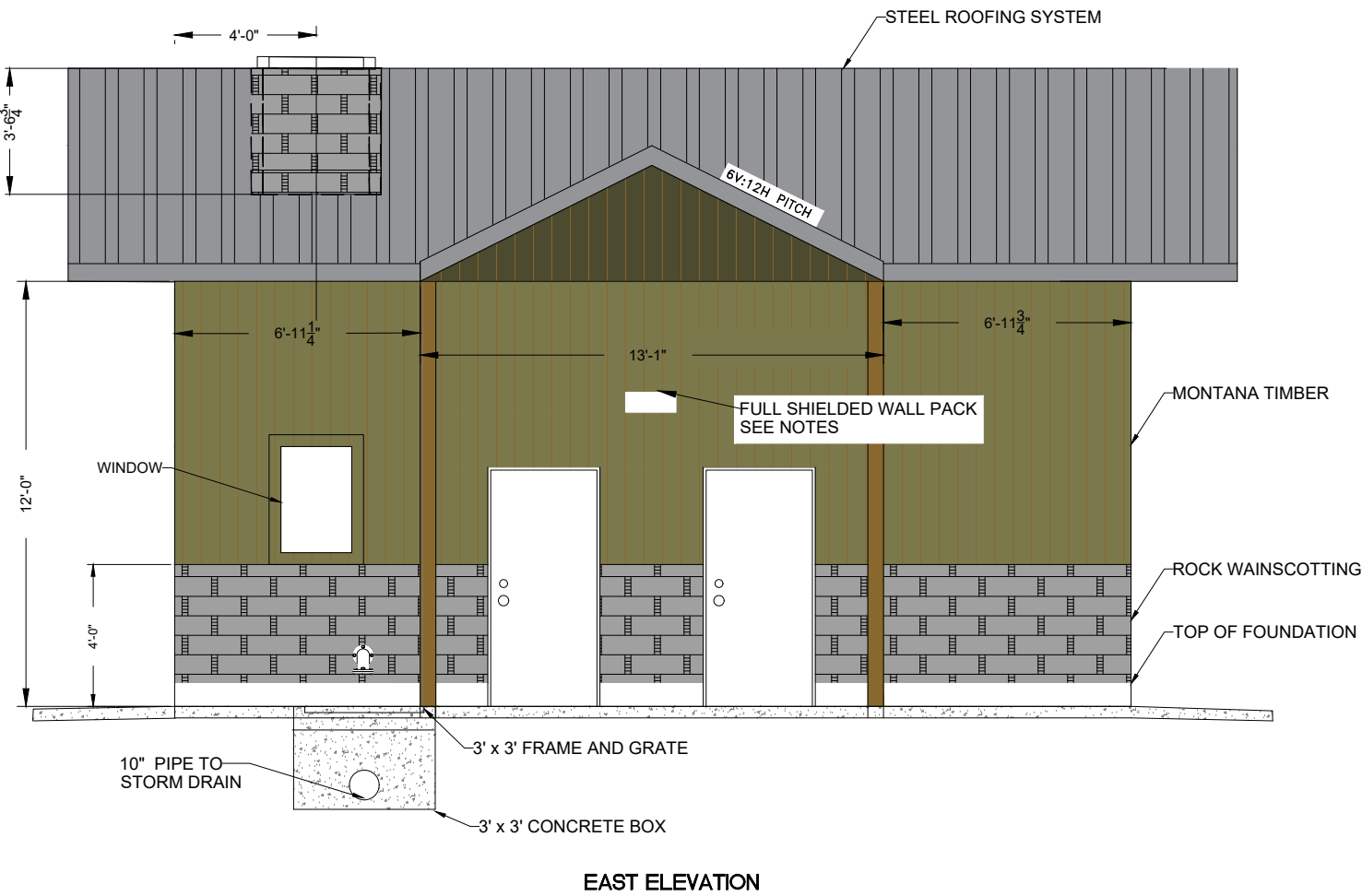
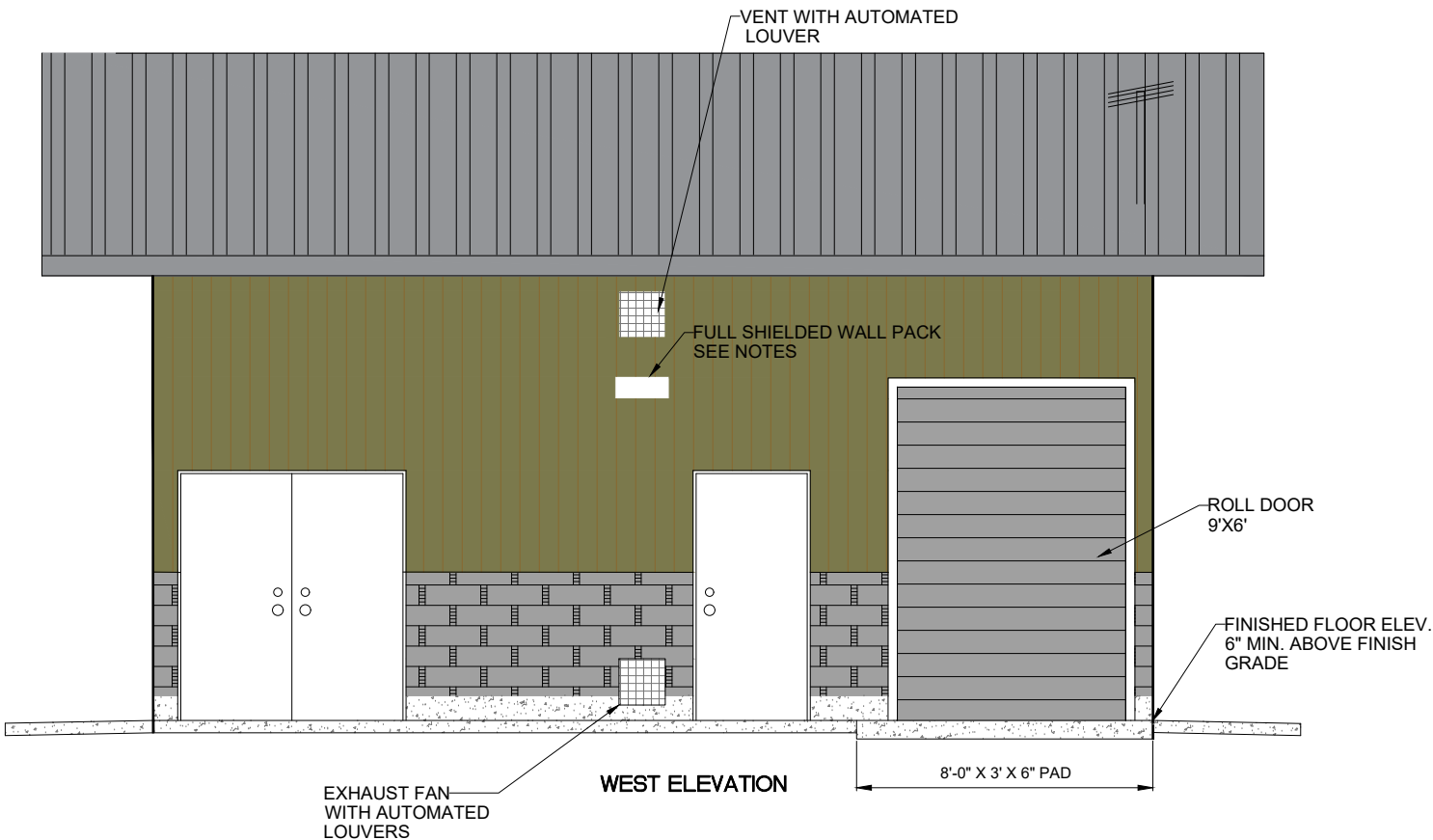
CRIMSON RIDGE WATERWORKS

WELL HOUSE AND TANK

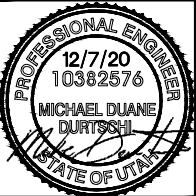
EDEN, WEBER, UTAH



DT1



- NOTES:
1. ALL VENTS AND WINDOW SHALL HAVE NO. 16 SS SCREENING.
 2. LOUVERS AND FAN SHALL BE AUTOMATED TO OPEN AND CLOSE BY SWITCH. AN OUTDOOR SWITCH BOX FOR THE LIGHTING AND FAN FOR THE CHLORINE ROOM SHALL BE PLACED NEXT TO THE ENTRANCE DOOR FOR THE CHLORINE ROOM.
 3. EXHAUST FAN SHALL
 3. OUTDOOR LIGHTING SHALL CONFORM TO OGDEN VALLEY OUTDOOR LIGHTING STANDARDS. LIGHT COLOR 3000K OR LESS, LIGHT SHALL BE FULLY SHIELDED FROM PROJECTING INTO SKY AND ADJACENT LOTS. LIGHTS SHALL BE OPERATED BY SENSORS, WITH A TWO MINUTE TIME SHUT OFF SETTING.
 4. MATERIAL COLORS SHALL BE EARTHEN COLORS.



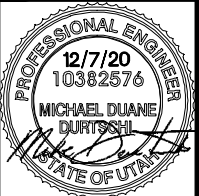
ELEVATIONS
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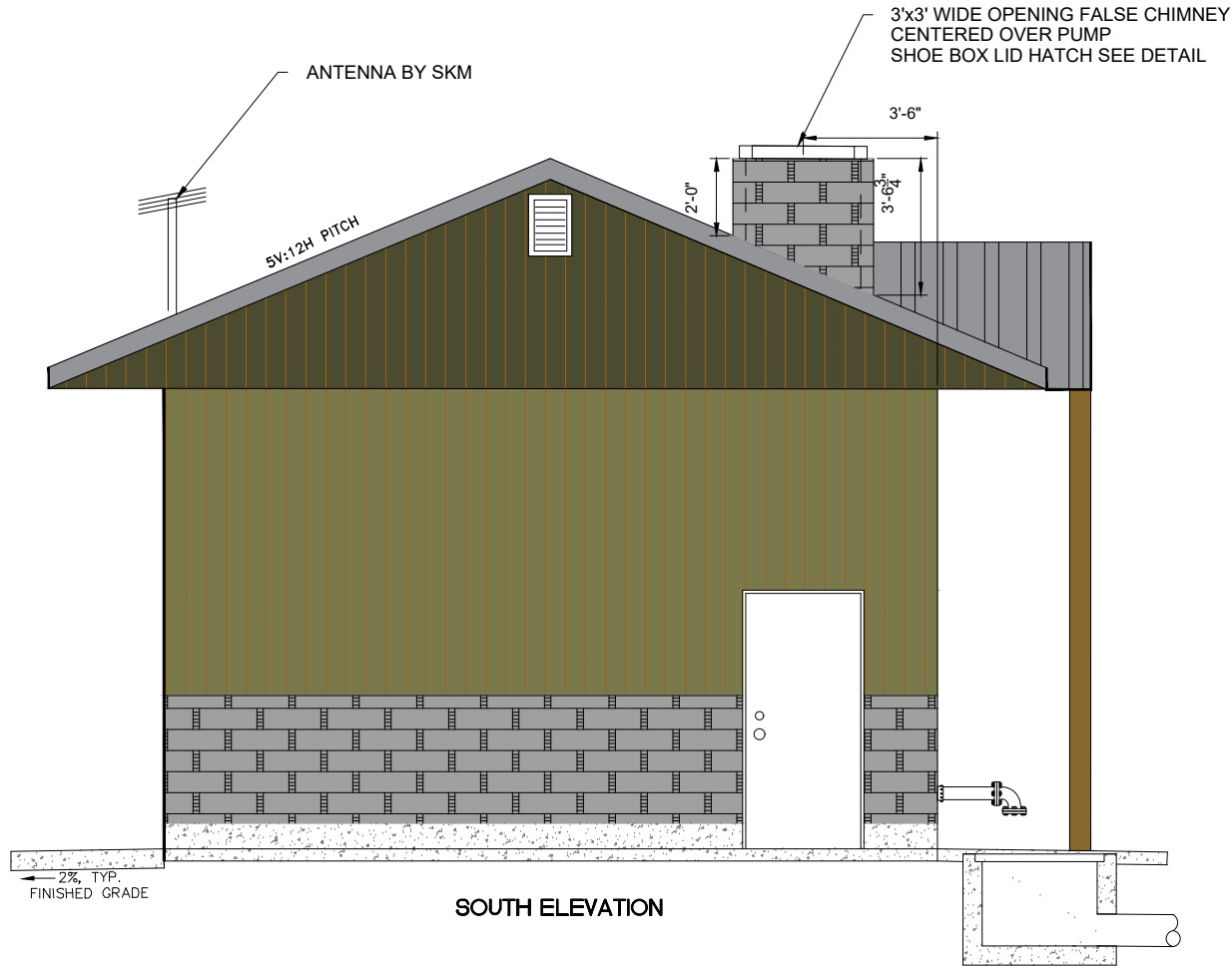
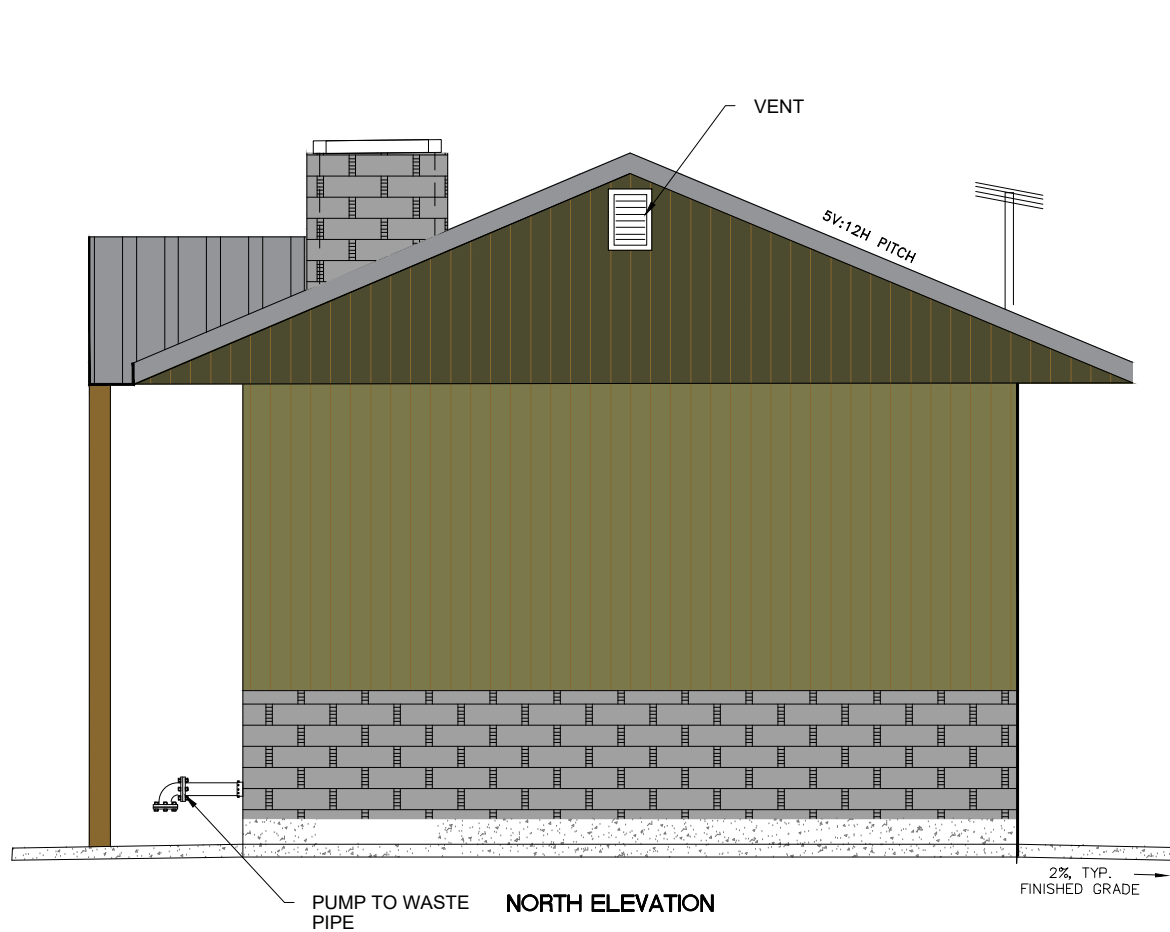


ELEVATIONS
CRIMSON RIDGE WATERWORKS
WELL HOUSE AND TANK
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5150 SOUTH 375 EAST OGDEN, UT
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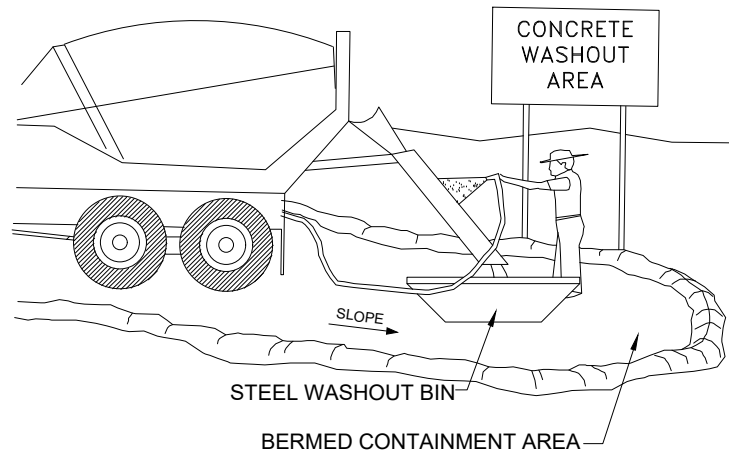
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Date:	12/1/2020
Scale:	
Designed:	MD
Drafted:	KN
Checked:	MD

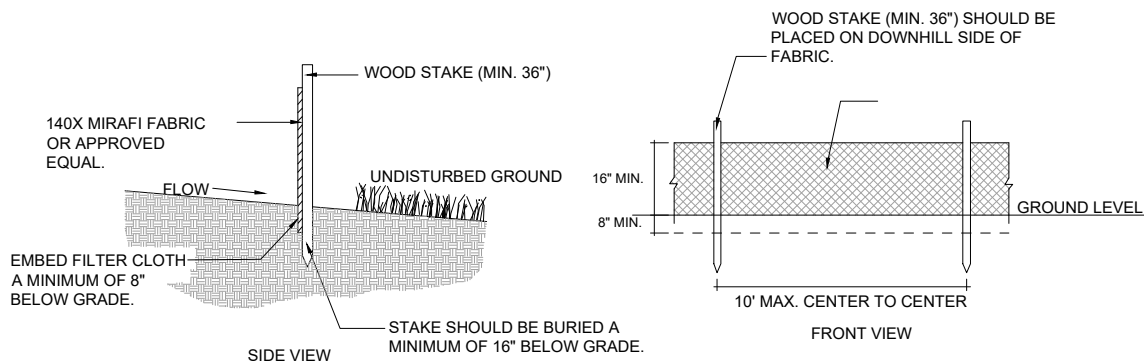


DEVELOPER:

B&H INVESTMENT PROPERTIES
STEVE FENTON
110 WEST JENNINGS LANE
CENTERVILLE
801-295-4193

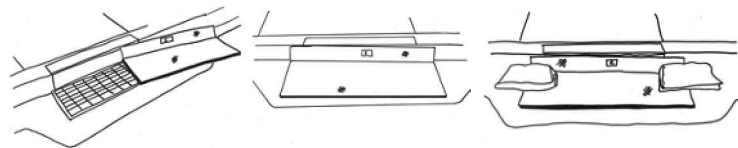
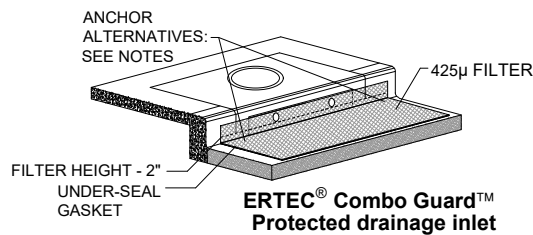


- NOTES:**
1. EXCESS AND WASTE CONCRETE SHALL BE DISPOSED OF OFF SITE OR AT DESIGNATED AREAS ONLY.
 2. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
 3. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS ONSITE, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED.
 4. ONSITE CONCRETE WASHOUT CONTAINMENT FACILITY SHALL BE A STEEL BIN OR APPROVED ALTERNATE.
 5. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHAL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.



2 SILT FENCE

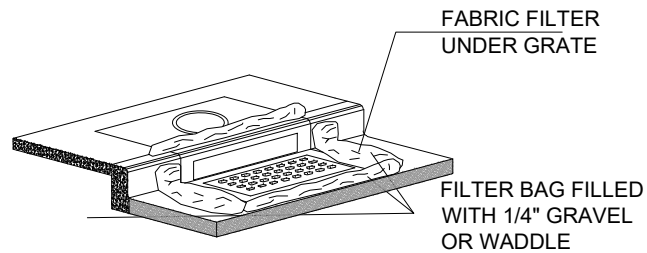
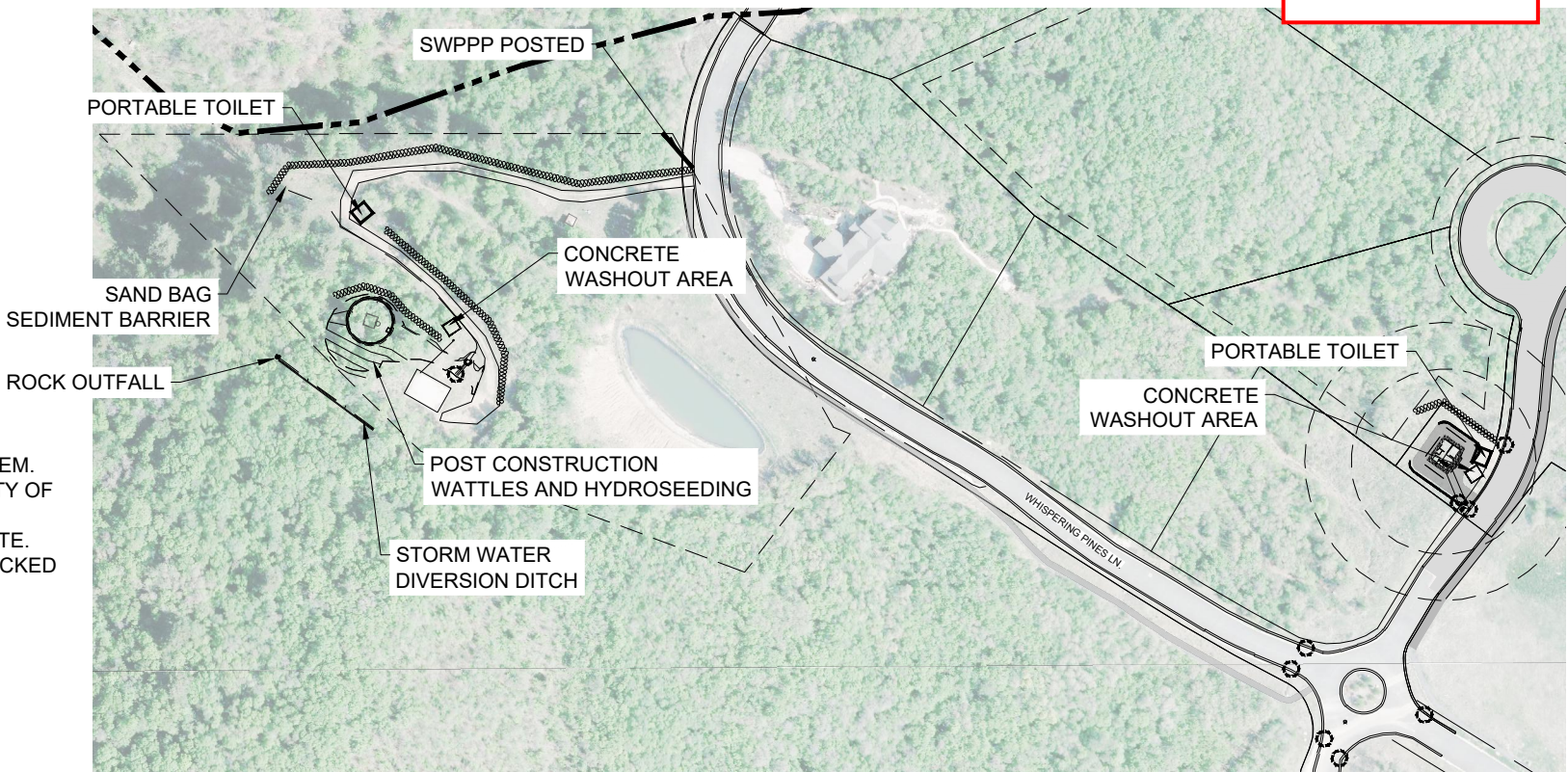
Scale: NTS



- INSTALLATION NOTES**
1. PLACEMENT: PLACE CG TIGHTLY AGAINST CURB OPENING AND COVER ENTIRE GRATE. CG SHOULD EXTEND AT LEAST 2 INCHES PAST GRATE TOWARDS STREET.
 2. OVERLAP FOR LONG OPENINGS: OVERLAP CG UNITS AT LONGER OPENINGS.
 3. ANCHOR: ANCHOR CG SO THAT WATER CANNOT FLOW BEHIND IT.
 4. ALTERNATE ANCHOR METHODS: A) INSTALL GRAVEL BAGS AT EACH SIDE OF CG - HALF-ON AND HALF-OFF THE EDGES. USE HALF-FILLED GRAVEL BAGS (15 OR 20 LBS). ROUND ROCK IS RECOMMENDED. OR B) ATTACH WITH 16 GAUGE TIE-WIRE. CUT WIRE TO 18" LENGTH. AT EACH CORNER OF CG, FEED ONE END OF WIRE DOWN THROUGH CG, AROUND GRATE BAR, AND BACK UP THRU CG. ABOVE GROUND, TWIST WIRES SEVERAL TIMES, CUT-OFF EXCESS. OR C) FASTEN WITH CONCRETE ANCHORS/NAILS AT THE OUTSIDE EDGES OF CG.

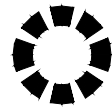
1A INLET PROTECTION - OPTION 1

Scale: NTS

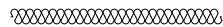


1B INLET PROTECTION - OPTION 2

Scale: NTS



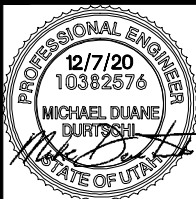
INLET PROTECTION



SILT FENCE



Scale in Feet
1" = 200'



SWPPP
CRIMSON RIDGE WATERWORKS
WELL HOUSE AND TANK
EDEN, WEBER, UTAH

SW1