



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on an administrative application - Conditional Use Permit 2013-19 for a 415,000 gallon water tank, well, and pump house for Powder Mountain.
Agenda Date:	July 30, 2013
Applicant:	Gregg Greer, Powder Mountain Water and Sewer District
File Number:	CUP2013-19

Property Information

Approximate Address:	Hidden Lake Lodge
Project Area:	Powder Mountain
Zoning:	Commercial Valley Resort Recreation CVR-1 Zone
Existing Land Use:	Hidden Lake Lodge
Proposed Land Use:	Water tank, well, and pump house
Parcel ID:	23-012-0030
Township, Range, Section:	7N 2E Section 6

Staff Information

Report Presenter:	Jim Gentry jgentry@co.weber.ut.us 801-399-8767
Report Reviewer:	SW

Applicable Ordinances

- Land Use Code Title 104 Chapter 11 (Commercial Valley Resort Recreation CVR-1 Zone)
- Land Use Code Title 108 Chapter 2 (Architectural, Landscape, and Screening Design Standards)
- Land Use Code Title 108 Chapter 4 (Conditional Uses – Special Provisions)
- Land Use Code Title 108 Chapter 10 (Public Buildings and Public Utility Substations and Structures)
- Land Use Code Title 104 Chapter 27 (Natural Hazards Overlay District)

Type of Decision

Administrative Decisions: When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

Background

The applicant is requesting approval to construct and operate a 415,000 gallon culinary water storage tank, well, and pump house at Powder Mountain. This project is part of the Summit at Powder Mountain development. The water tank, well, and pump house (control building) will be part of Powder Mountain Water and Sewer district. The project lies within the Commercial Valley Resort Recreation (CVR-1) Zone which conditionally allows Public Utility Substations. The water tank will be located near the southeastern edge of the Hidden Lake parking lot, adjacent to the Weber State property. Culinary water for the new tank will be provided by a new well and pump house located approximately 100 feet from the new reservoir.

The water tank will be an approximately 68 foot round reinforced concrete structure. The tank will stand approximately 20 feet above the finished grade on the down hillside. The water tank will be completely buried, with the roof having 2 feet of back fill. The final backfill grades surrounding the tank will be limited to slopes no greater than 3 feet horizontal to 1 foot vertical. The water tank had geo-technical studies prepared concluding that the soil and slopes are sufficient for the proposed construction if geo-technical recommendations are followed. Site access will be via the existing dirt roads. The storage tank and the well pump station site improvement designs include restoration plans to restore native vegetation and to blend the new facilities with the surrounding landscaping.

The well site will be approximately 60 ft to the west of the proposed new tank. The location of the well must be within 150 ft of the point of diversion as identified in the associated water right. The well house (pump house or control building) should be located near the well to allow for electrical and control cabling.

The pump house building will be 240 square feet in size. The photo of a similar type building provided as Exhibit G meets the requirements of Title 108 Chapter 2 (Architectural, Landscape, and Screening Design Standards). The pump house will be an earth tone brown instead of the red color.

Any additional State or geo-technical requirements encountered during construction will be considered as “conditions of approval” and will be communicated to the Weber County Engineering Division and Building Inspection Division to ensure compliance.

Summary of Planning Commission Considerations

Conditional uses shall be approved on a case-by-case basis. The Planning Commission shall not authorize a conditional use permit unless evidence is presented to establish:

1. Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.
 2. That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.
- Are there negative impacts that have not been mitigated?
1. The water tank will be buried and re-vegetated with native grasses. Any piping that is visible from the site will be visible from the road located below the tank. The well house will be painted a brown color. Access to the water tank, well, and pump house are from existing dirt roads.
 2. The proposed water tank, well, and pump house will comply with all applicable land use codes.

Conformance to the General Plan

This application conforms to the Ogden Valley General Plan by providing additional infrastructure for anticipated water needs.

Conditions of Approval

1. Requirements and recommendations of the County Engineering Division.
2. Requirements and recommendations of the Weber Fire District.
3. Requirements of the Weber County Health Department.
4. Requirements of the Weber County Building Inspection Division.
5. Requirements and recommendations of the State of Utah, Division of Drinking Water.
6. Requirements and recommendations of the Geo-Technical Engineer.
7. Requirements and recommendations of Powder Mountain Water and Sewer District.

Staff Recommendation

Staff recommends approval based on the application’s compliance with the requirements for 1 and 2 of the Summary of Planning Commission Considerations above. This recommendation is subject to staff and other agency comments and requirements. Prior to a Conditional Use Permit being issued the applicant shall submit the appropriate required letters and/or permits from the appropriate review agencies including the construction permit from the Division of Drinking Water. The decision of the Planning Commission may be appealed to the County Commission by filing such appeal within 15 days after the written decision of the Planning Commission.

Exhibit

- A. Vicinity Map
- B. Tank Grading Plan
- C. Reservoir Foundation Plan
- D. Pump House Drawings
- E. Powder Mountain Water and Sewer District Review
- F. Pump House Building