



OGDEN VALLEY TOWNSHIP PLANNING COMMISSION

PLANNING MEETING AGENDA

**August 5, 2014
5:00 p.m.**

Pledge of Allegiance

Roll Call:

1. Consent Agenda:

- 1.1. CUP 2014-17** Consideration and action on a conditional use permit application for a public utility substation (water storage tank) for Weber County Memorial Park located at approximately 14375 East Canyon Drive within the Forest-5 (F-5) Zone.
(Jennifer Graham Weber County Parks Director, Applicant)

2. Adjourn to a Work Session

WS1. Training: Administrative Decision Making and Land Use Authorities
(Brent Bateman, State of Utah Property Rights Ombudsman)

WS2. Adjournment

*The meeting will be held in the Weber County Commission Break-Out Room or as otherwise posted in the Weber Center, 1st Floor
2380 Washington Blvd., Ogden UT
No Pre-meeting will be held*



(In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission 24 hours in advance of the meeting at 801-399-8791)



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a conditional use permit application for a public utility substation (water storage tank) for Weber County Memorial Park.

Agenda Date: Tuesday, August 05, 2014

Applicant: Jennifer Graham Weber County Parks Director

File Number: CUP 2014-17

Property Information

Approximate Address: 14375 East Causey Drive

Project Area: 130 plus acres

Zoning: Forest Zone (F-5)

Existing Land Use: Campground

Proposed Land Use: Public utility substation to serve a public campground

Parcel ID: 23-41-0008, 0010, 0007

Township, Range, Section: T7N, R3E, Section 34

Adjacent Land Use

North: Forest	South: Forest
East: Forest	West: Forest

Staff Information

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

Report Reviewer: SM

Applicable Ordinances

- Weber County Land Use Code Title 104 Chapter 9 (F-5 Zone)
- Weber County Land Use Code Title 108 Chapter 4 (Conditional Uses)
- Weber County Land Use Code Title 108 Chapter 10 (Public Buildings and Public Utility Substations and Structures)
- Weber County Land Use Code Title 108 Chapter 2 (Ogden Valley Architectural, Landscaping and Screening Design Standards)
- Weber County Land Use Code Title 108 Chapter 1 (Design Review)
- Weber County Land Use Code Title 108 Chapter 16 (Ogden Valley Lighting)

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

Weber Memorial Park is requesting approval of a conditional use permit for a public utility substation (water storage tank). The F-5 Zone allows a "public utility substation" as a conditional use. The water tank will be located approximately 25 feet behind the east entrance sign. The west spring has been declared "Under Direct Influence of Surface Water" by the State of Utah, Division of Drinking. The west spring will be abandoned and the east spring will become the Parks primary source of water.

The water tank will hold 8,000 gallons of treated water and is completely buried except for an air pipe and lockable cover. Adjacent to the east spring, there will be a 120 square foot building to house the chlorination system. The proposed building trim and doors will be painted a Koko Brown. The building itself will be a sandstone color. There will be a low wattage light above each door, which will be shielded and pointed down. The proposal will meet the Ogden Valley Light requirements.

The Weber County Land Use Code Title 108 Chapter 2 (Ogden Valley Architectural, Landscaping, and Screening Design Standards) states:

“The architectural, landscape and screening design standards, as set forth in this chapter, shall apply to all commercial, industrial, manufacturing, public, or quasi-public uses. It shall apply to multi-family dwellings of three or more units, including townhouses, condominiums, apartments, and bed and breakfast inns”. The Land Use code further states:

“Screening device materials:

(1) A non-plant material screening device may be constructed of textured, non-reflective metal, concrete, vinyl, wood, brick, or stone. Chain link fencing shall not be allowed”. The applicant is proposing chain link fence with barb wire around the site not for screening (since the tank is buried), but “to prevent unauthorized entrance, vandalism, or sabotage” per the State of Utah, Division of Drinking Water.

All disturbed areas are to be re-vegetated with a grass mix. A set of site plans and a copy of the application have been included as exhibits.

Summary of Planning Commission Considerations

- Does the proposed use meet the requirements of applicable County Ordinances?
- Are there any potentially detrimental effects that need be mitigated by imposing conditions of approval, and if so, what are the appropriate conditions?

In order for a conditional use permit to be approved it must meet the requirements listed under “Criteria for Issuance of Conditional Use Permit.” The Planning Commission needs to determine if the proposed public utility substation meets these requirements.

Section 108-4-4 Criteria for Issuance of Conditional Use Permit

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.

After reviewing this conditional use request staff has determined that the criteria listed above have been met in the following ways:

1. The public utility substation site does not produce negative impacts such as noise, dust, vibration, etc. The water tank will not be visible. The plans indicate that the soil disturbed in the area will be seeded with native grasses. This should reduce the prominence of the buried tank.
2. This application meets the requirements of the Land Use Code and will be similar to other uses in the area.

Conformance to the General Plan

As a conditional use, this operation is allowed in the F-5 Zone. With the establishment of appropriate conditions as determined by the Planning Commission, this proposal will not negatively impact any of the goals and policies of the General Plan.

Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Building Inspection Division
- Requirements of the Weber County Planning Division

Staff Recommendation

Staff recommends approval of this conditional use application, subject to the conditions of approval and staff recommendations in the staff report.

Exhibits

- A. Site Plans B. Applicant Narrative C. Location Map



WEBER COUNTY
 2380 Main Street Blvd.
 St. George
 Ogden, UT 84401
 (801) 389-8371

WEBER MEMORIAL PARK
 WATER IMPROVEMENTS PROJECT
 WEBER COUNTY ENGINEERING

PROJECT NUMBER	
DATE	JULY 2014
DESIGNED BY	C. BISHOP
CHECKED BY	C. CRISP/PT/WR



NO.	DATE	DESIGN	DRAWN	CHECKED
A	7/3/14	MWC	R/R	R/R

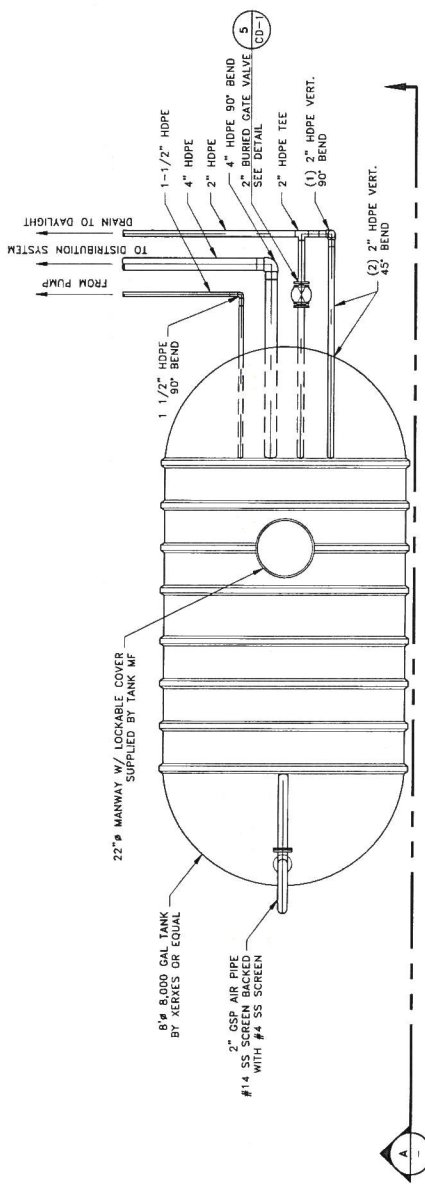
WEBER COUNTY RECREATIONAL FACILITIES
 WATER SYSTEM UPDATES AT WEBER MEMORIAL PARK
 CIVIL DETAILS



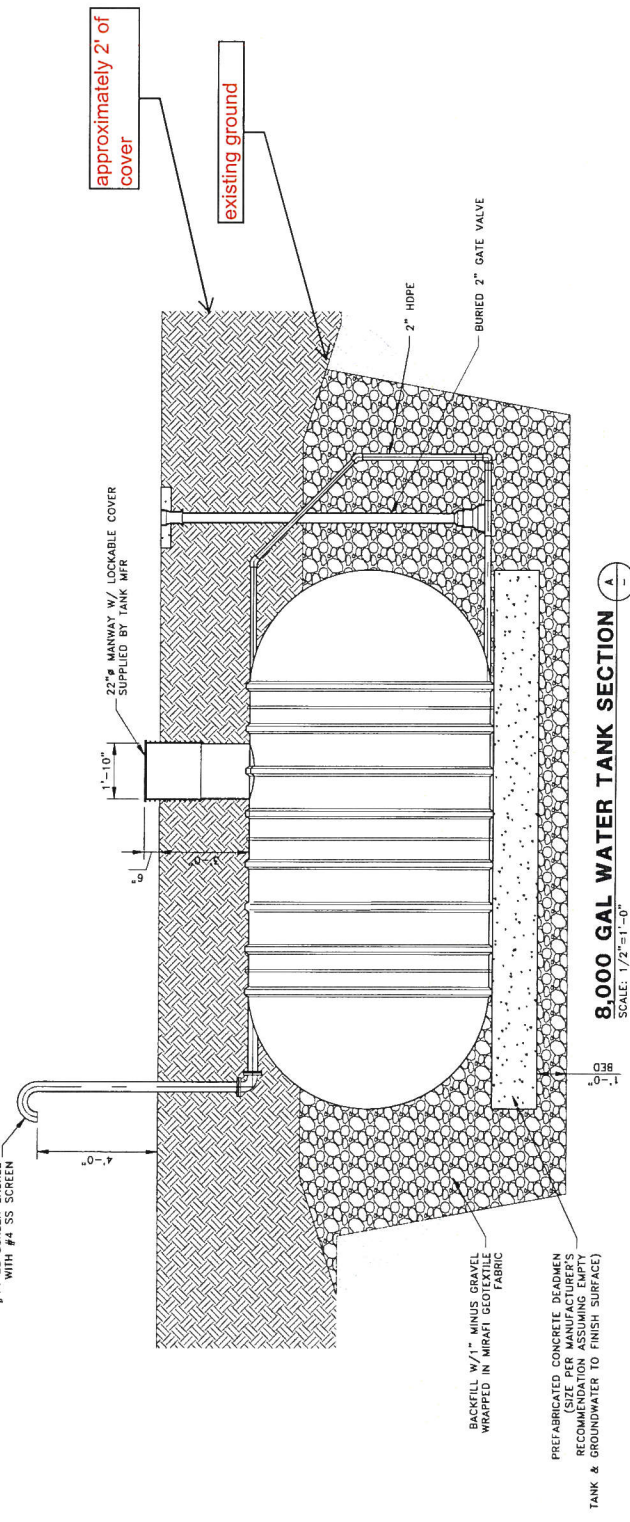
SHEET
CD-2

DRAWING IS TO SCALE
 1" = 4'-0" MEASURES
 1/2" = 2'-0" HALF SCALE

REVIEW SET ONLY



8,000 GAL WATER TANK PLAN 6
 SCALE: 1/2"=1'-0"



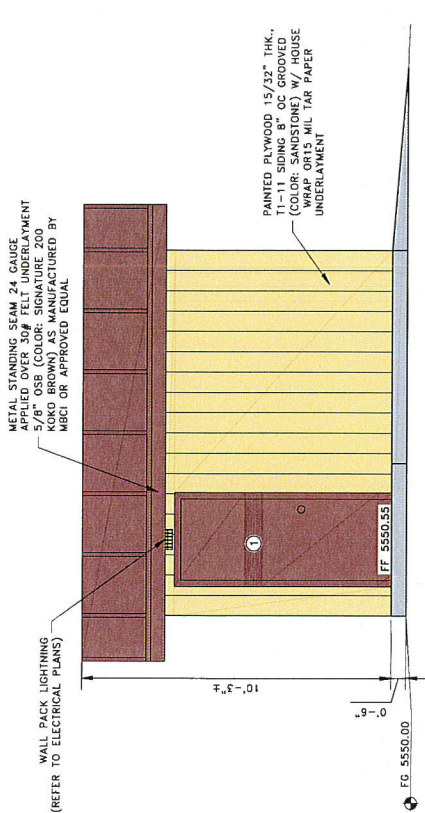
8,000 GAL WATER TANK SECTION A-A
 SCALE: 1/2"=1'-0"

NO.	DATE	DESIGN	DRAWN	CHECKED
A	7/17/14	RJR	SSB	CMN
REVISIONS				

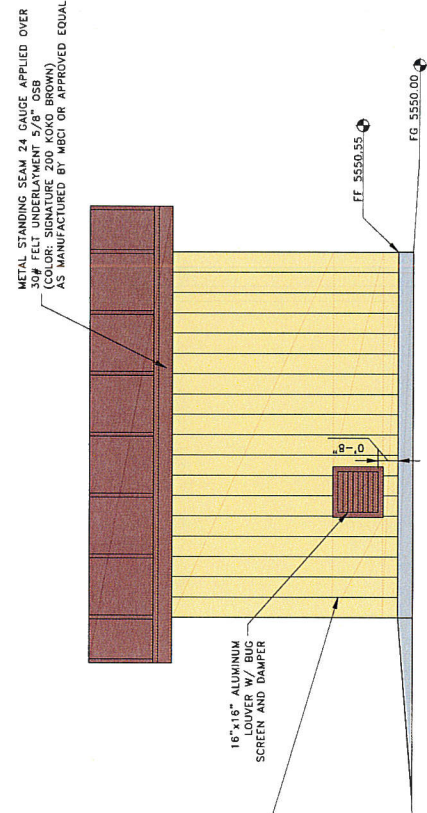
WEBER COUNTY RECREATIONAL FACILITIES
WATER SYSTEMS UPDATE AT WEBER MEMORIAL PARK
ARCHITECTURAL ELEVATIONS



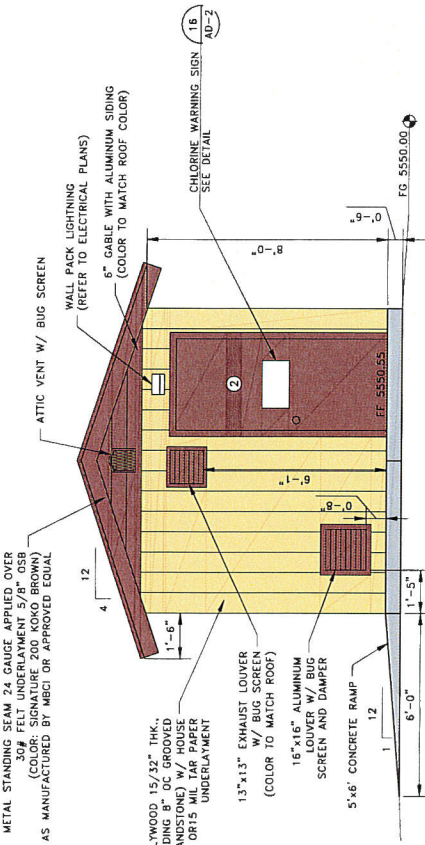
SHEET
PSA-2



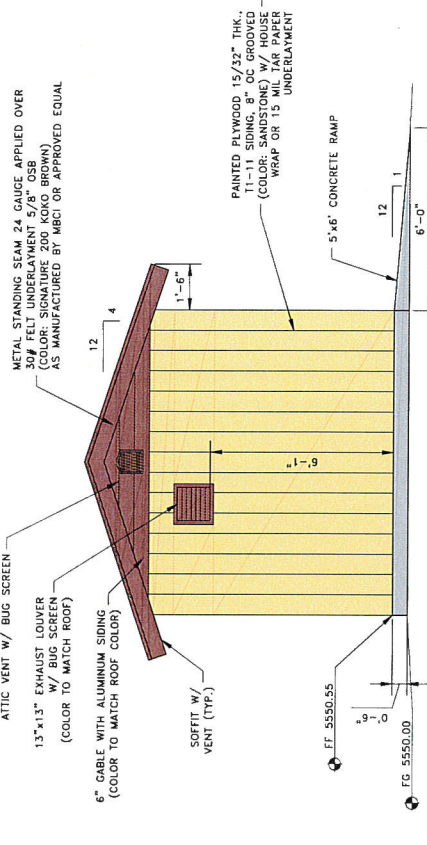
EAST ELEVATION
SCALE: 1/2"=1'-0"
0 2 4
Scale in Feet



WEST ELEVATION
SCALE: 1/2"=1'-0"
0 2 4
Scale in Feet

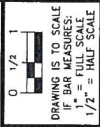


NORTH ELEVATION
SCALE: 1/2"=1'-0"
0 2 4
Scale in Feet



SOUTH ELEVATION
SCALE: 1/2"=1'-0"
0 2 4
Scale in Feet

NOTE: SEE SHEET SCH-1 FOR DOOR AND FINISH SCHEDULE.



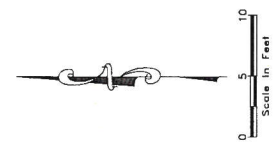
REVIEW SET ONLY

NO.	DATE	DESIGN	DRAWN	CHECKED
A	7/3/14	RJR	MJC	RJR
REVISIONS				

WEBER COUNTY RECREATIONAL FACILITIES
 WATER SYSTEM UPDATES AT WEBER MEMORIAL PARK
 PUMP STATION SITE PLAN



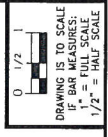
SHEET
 C-5



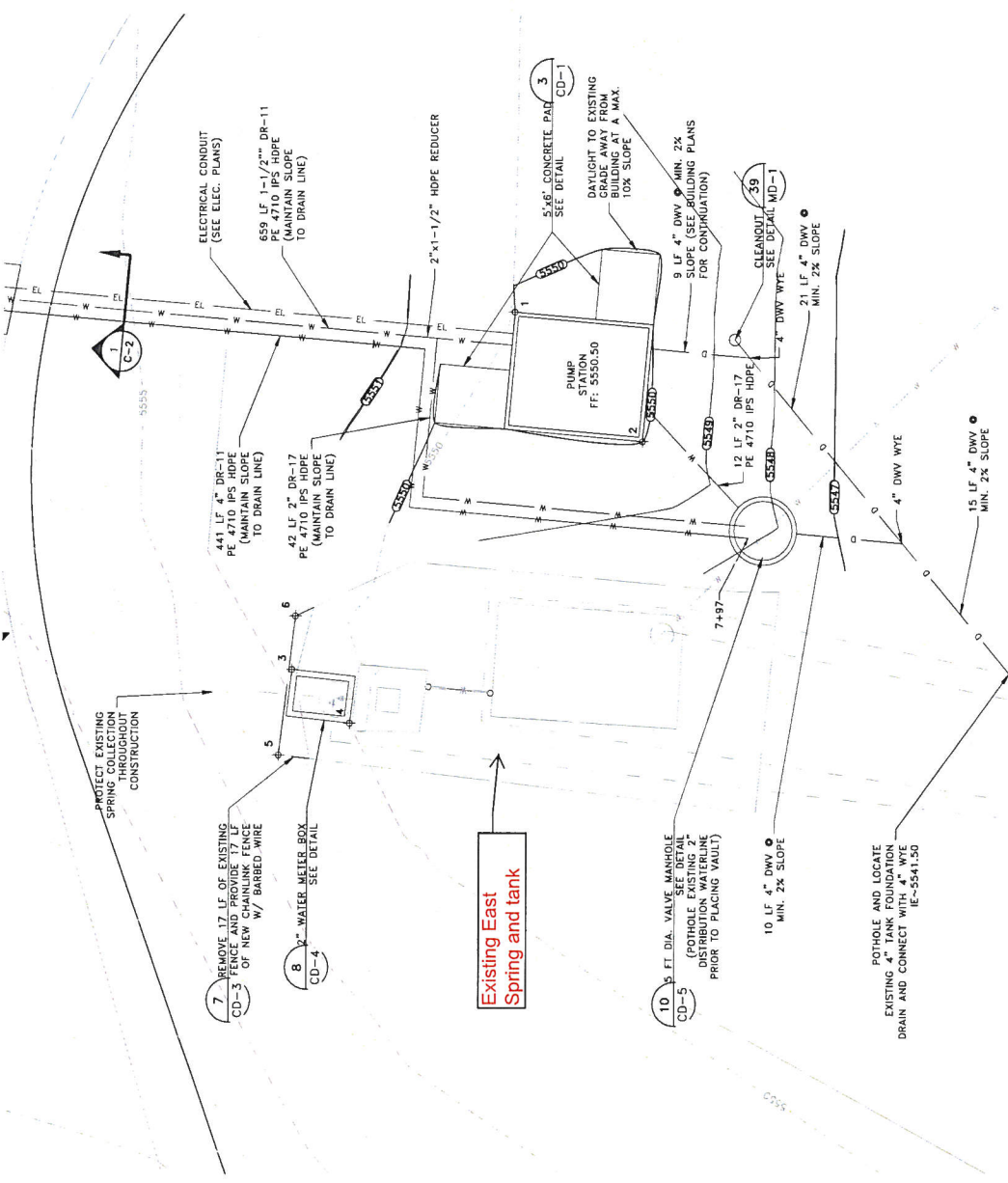
- NOTES:
- 1- CONTRACTOR TO POTHOLE AND LOCATE THE EXISTING IRRIGATION PIPELINE PRIOR TO CONSTRUCTION OF NEW WATERLINE.
 - 2- MINIMUM COVER ON WATERLINE IS 3 FT. AND 2 FT ON CONDUIT FOR LEVEL TRANSDUCER.
 - 3- PROVIDE THRUST RESTRAINT AT ALL UNRESTRAINED BENDS AND FITTINGS. ALL UNRESTRAINED FITTINGS SHALL BE INSTALLED WITH A FLANGE ADAPTER FUSED TO PIPE AND A BACK UP RING.
 - 4- COORDINATE DRAINING OF THE SUCTION TANK WITH COUNTY PERSONNEL.
 - 5- PIPE LINEAR FOOTAGE SHOWN IS BETWEEN BENDS, TEES, OR DIFFERENT PIPE MATERIALS.
 - 6- HDPE PIPE SHALL BE LAID IN TRENCH AND ALLOWED TIME PER MANUFACTURER'S RECOMMENDATIONS TO EXPAND/CONTRACT TO TRENCH AMBIENT TEMPERATURE BEFORE FINAL CONNECTIONS ARE MADE.

PNT	HORIZONTAL CONTROL			DESCRIPTION
	NORTHING	EASTING	ELEVATION	
1	3631944.54	1614297.35	5550.00	BLOG CORNER
2	3631933.48	1614286.31	5550.00	BLOG CORNER
3	3631965.62	1614266.92	5551.00	VAULT CORNER
4	3631958.64	1614262.34	5551.00	VAULT CORNER
5	3631964.76	1614259.64	5552.04	FENCE CORNER
6	3631963.33	1614271.46	5550.99	FENCE CORNER

- HORIZONTAL CONTROL NOTES:
- 1- PROJECT HORIZONTAL AND VERTICAL DATUM ARE BASED ON MODIFIED STATE PLANE COORDINATES (PROJECT SPECIFIC), NAD83, UTM NORTH ZONE, US SURVEY FEET
 - 2- REFER TO ELECTRICAL PLANS FOR ELECTRICAL INFORMATION.



REVIEW SET ONLY



Existing East Spring and tank

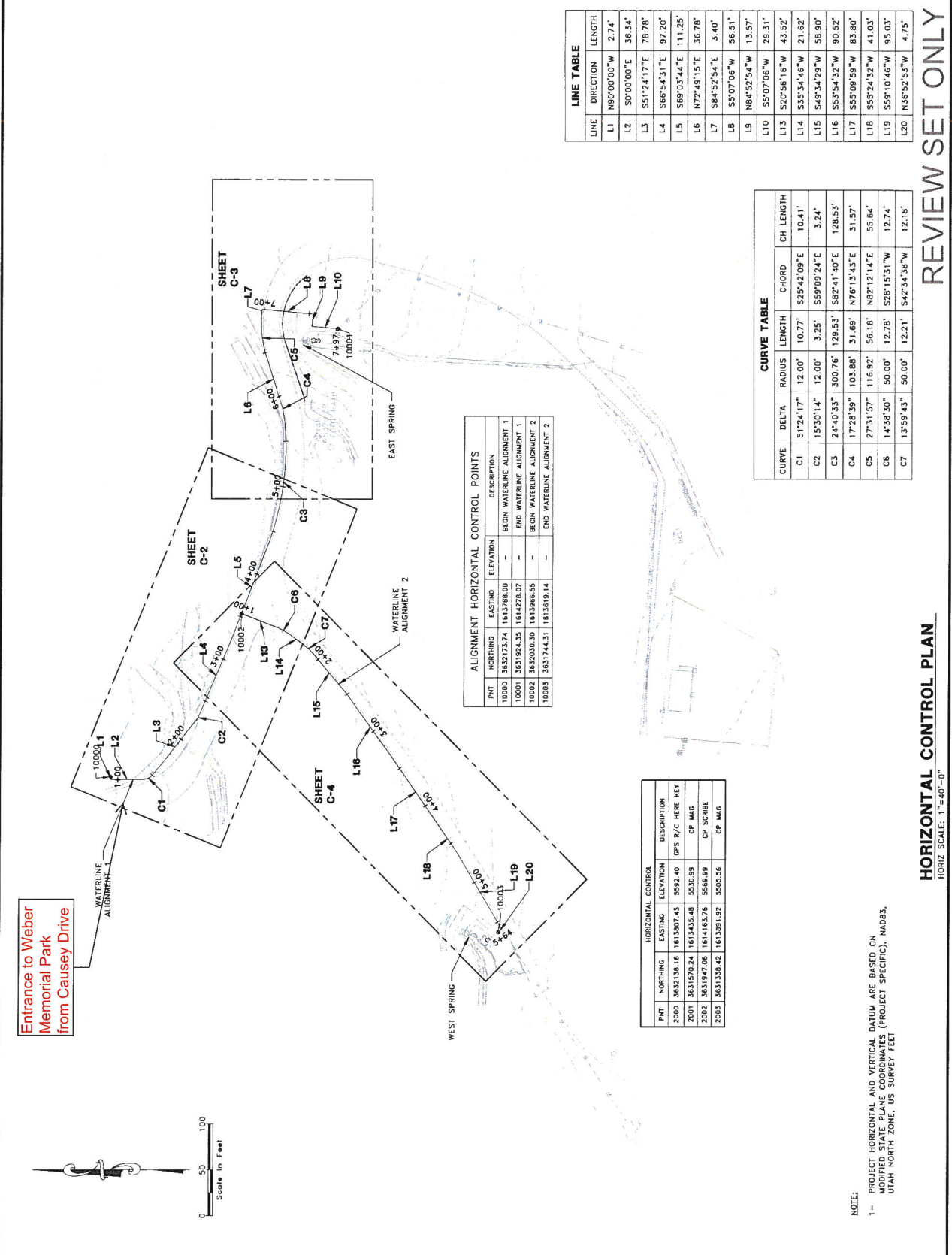
PUMP STATION SITE PLAN
 SCALE: 1"=5'-0"

NO.	DATE	DESIGN	DRAWN	CHECKED
A	7/3/14	RJR	WMC	
REVISIONS				

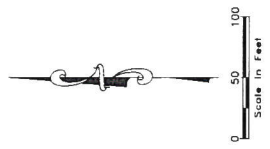
WEBER COUNTY RECREATIONAL FACILITIES
 WATER SYSTEM UPDATES AT WEBER MEMORIAL PARK
 EXISTING TOPOGRAPHY AND HORIZONTAL CONTROL PLAN



SHEET
 C-1



Entrance to Weber Memorial Park from Causey Drive



PNT	NORTHING	EASTING	ELEVATION	DESCRIPTION
10000	3852173.74	1613788.00	-	BEGIN WATERLINE ALIGNMENT 1
10001	3851924.35	1614278.07	-	END WATERLINE ALIGNMENT 1
10002	3852030.30	1613966.55	-	BEGIN WATERLINE ALIGNMENT 2
10003	3851744.31	1613619.14	-	END WATERLINE ALIGNMENT 2

PNT	NORTHING	EASTING	ELEVATION	DESCRIPTION
2000	3852188.16	1613807.43	5892.40	DPS R/C HERE KEY
2001	3851570.24	1613455.48	5530.99	CP MAG
2002	3851947.06	1614163.76	5569.99	CP SCRIBE
2003	3851338.42	1613891.92	5505.56	CP MAG

CURVE	DELTA	RADIUS	LENGTH	CHORD	CH LENGTH
C1	51°24'17"	12.00'	10.77'	S25°42'09"E	10.41'
C2	15°30'14"	12.00'	3.25'	S59°09'24"E	3.24'
C3	24°40'33"	300.76'	128.53'	S82°41'40"E	128.53'
C4	17°28'39"	103.88'	31.69'	N76°13'45"E	31.57'
C5	27°31'57"	116.92'	56.18'	N82°12'14"E	55.64'
C6	14°38'30"	50.00'	12.78'	S28°15'31"W	12.74'
C7	13°59'43"	90.00'	12.21'	S42°34'38"W	12.18'

LINE	DIRECTION	LENGTH
L1	N90°00'00"W	2.74'
L2	S0°00'00"E	36.34'
L3	S51°24'17"E	78.78'
L4	S66°54'31"E	97.20'
L5	S69°03'44"E	111.25'
L6	N72°49'15"E	36.78'
L7	S84°52'54"E	3.40'
L8	S5°07'06"W	56.51'
L9	N84°52'54"W	13.57'
L10	S5°07'06"W	29.31'
L13	S28°56'16"W	43.52'
L14	S35°34'46"W	21.62'
L15	S49°34'29"W	58.90'
L16	S53°54'32"W	90.52'
L17	S55°09'59"W	85.80'
L18	S55°24'32"W	41.03'
L19	S59°10'46"W	95.03'
L20	N36°52'53"W	4.75'

REVIEW SET ONLY

HORIZONTAL CONTROL PLAN
 HORIZ. SCALE: 1"=40'-0"

NOTE:
 1- PROJECT HORIZONTAL AND VERTICAL DATUM ARE BASED ON MODIFIED STATE PLANE COORDINATES (PROJECT SPECIFIC), NAD83, UTAH NORTH ZONE, US SURVEY FEET

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 July 17, 2014	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use) <i>CUP 2014-17</i>
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Property Owner Contact Information

Name of Property Owner(s) Weber County Corporation		Mailing Address of Property Owner(s) Parks and Recreation 1181 N. Fairgrounds Drive Ogden, UT 84404	
Phone 801-399-8491	Fax 801-399-8241		
Email Address (required) jgraham@co.weber.ut.us		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) Jennifer Graham		Mailing Address of Authorized Person Same as Above	
Phone 801-399-8225	Fax 801-399-8241		
Email Address jgraham@so.weber.ut.us		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name Water System Updates at Weber Memorial Park	Total Acreage	Current Zoning F-5
Approximate Address 14375 E. Causey Drive Huntsville, UT 84317	Land Serial Number(s) 23-041-0008 23-041-1110 23-041-0007	

Proposed Use Campground, County Owned and Operated

<p>Project Narrative</p> <p>The project consists of installing a new spring water storage tank at Weber Memorial Park, including all necessary components.</p> <p>The west spring has been declared UDI (Under Direct Influence of Surface Water) by the State of Utah, Division of Drinking Water (DDW) and will be abandoned as a potable water source. The east spring will become the primary source of potable water for the entire park now. We will also be adding an automated chlorination system to the park. This is a requirement of the DDW.</p> <p>The building that will be constructed will have the chlorination system.</p>

Basis for Issuance of Conditional Use Permit

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.

This building will cause only minimal impact on the campground. The building will be 120 sq feet in size.

Potable water is necessary to operate the campground, this building and the chlorination system it will house will make that possible. The Health Department has been working with us on a temporary basis to allow the park to operate without potable water, but a permanent solution is required by the state.

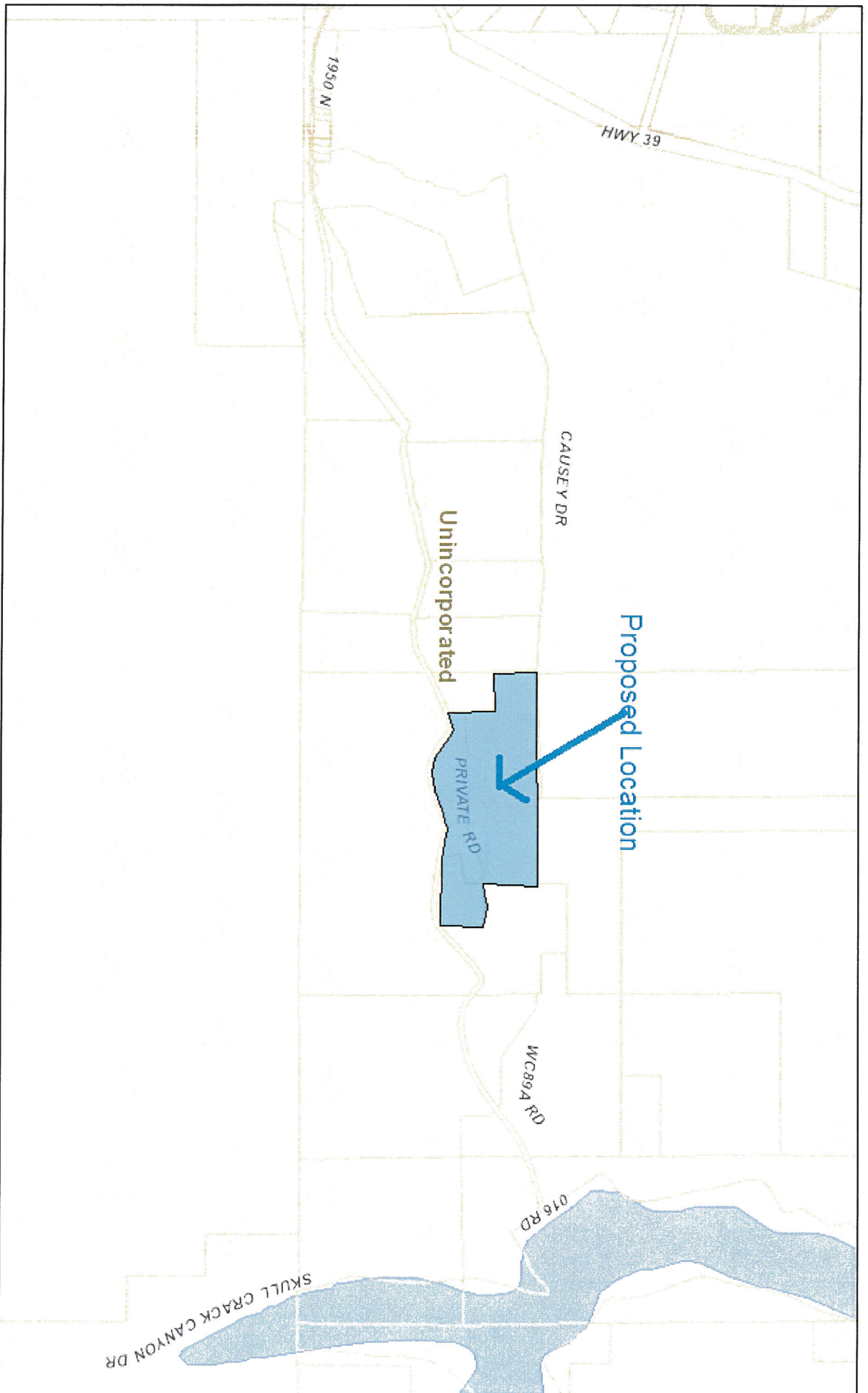
This building is really just an accessory building for the operation of the campground as permitted in F-5 Zoning.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

Plans for the building will be reviewed by Weber County Planning to ensure that all necessary building codes will be followed. The buildings only use will be to house the chlorination system for the spring water.

Providing chlorinated potable water for the users of Weber Memorial Park is necessary to continue with the long term operation of the Park.

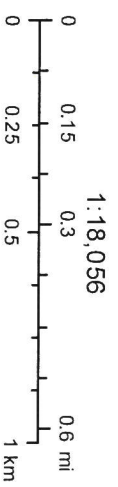
CUP 2014-17



July 21, 2014

Street Labels

City Labels



1:18,056