

# 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 9/15/2023	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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## Property Owner Contact Information

Name of Property Owner(s) Wolf Creek Water and Sewer Improvement District		Mailing Address of Property Owner(s) P.O. Box 658 Eden, UT 84310	
Phone 801-745-3435	Fax (801) 745-3454		
Email Address (required) rthomas@wcwsid.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) Dan White		Mailing Address of Authorized Person 1580 W 2100 S Ogden, UT 84401	
Phone (801) 589-2840	Fax		
Email Address dan@gecivil.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

## Property Information

Project Name WCWSID Reuse Project - Lower Pump Station	Total Acreage 4.78	Current Zoning AV-3
Approximate Address 4820 E Willowbrook Lane	Land Serial Number(s) 220210133	

Proposed Use  
Irrigation pump station

### Project Narrative

It is proposed to construct a pump station as a permitted use under Weber County Ordinance 104-2-3(a), accessory to a conditional use (conditional use is the Wolf Creek Water and Sewer Improvement District's wastewater treatment facility, permitted under Weber County Ordinance 104-2-3(h)). The proposed pump station will move treated effluent from the treatment plant through a new pipeline up to a new reuse pond.

## 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.

Possible detrimental effects include:

Construction traffic during an anticipated construction period less than 12 months.

Construction activities will be typical of what might be experienced during construction of a new residential subdivision: Underground pipelines, a new pump house structure (equivalent to a small garage with a basement), site grading, a new access road. Adherence to standard County requirements for site construction (SWPPP, dust control, etc.) will be required of the contractor to mitigate impacts due to construction activities.

Long-term operation impacts:

It is anticipated that operation and maintenance of the proposed pump station would make no noticeable impacts to the way the wastewater treatment site is currently operated, from an adjacent landowner's perspective. It is anticipated that the proposed pump station would not significantly increase the number of trips in/out of the treatment plant site. The proposed pump station would become another piece of equipment for the operators to check on their daily review of plant operation and additional movement due to the pump station's operation would be internal to the site. Infrequent visits by equipment servicers would add a minimal (anticipated: 0-20 trips) number of vehicle trips per year to site traffic.

Since the project deals with movement of treated effluent (post plant: clean water), there will be no odor impact.

An entrance door light will meet the Valley's lighting requirements. No other lights are anticipated.

Pump motors will operate at any time. All Motors will be inside the concrete masonry pump station and as such, the sounds of the motors will be well-attenuated.

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

The proposed use will be on property zoned AV-3. Immediately adjacent property is zoned CV-2. Applicant commits to comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use in the AV-3 zone.

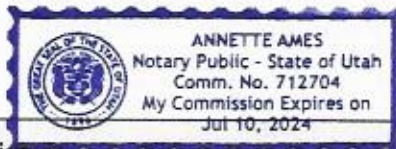
**Property Owner Affidavit**

I (We), Wolf Creek Water & Sewer Imp Dist, 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.

Robert Thomas  
\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 15 day of September, 2023.



Annette Ames  
\_\_\_\_\_  
(Notary)

**Authorized Representative Affidavit**

I (We), Wolf Creek Water & Sewer Imp Dist the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Dan White or Gardner Engineering 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.

Robert Thomas  
\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this 15 day of September, 2023, personally appeared before me Robert Thomas, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

Annette Ames  
\_\_\_\_\_  
(Notary)

