

WCWSID Reuse pond and pump station

Project narrative: It is proposed to construct a reservoir with a volume of approximately 45 acre-feet and install a packaged pump station at the toe of the dam as a conditional use under Weber County Ordinance 104-2-3(h) - Utility Stations. The proposed reservoir will store reuse water from the Wolf Creek Water and Sewer Improvement District (WCWSID) treatment plant, and the pump station will move water from that reservoir to the Wolf Creek Golf Course for irrigation.

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: Note that the proposed pump station will be placed approximately concurrently with the construction of the mentioned reservoir. The pump station placement will have negligible impacts relative to the construction of the reservoir and the two components will be considered a single and complete project. The statements below refer to the construction of the pump station and reservoir installation .

Possible detrimental effects include:

Construction traffic during an anticipated construction period less than 6 months.

Construction activities associated with the pump station will be typical of what might be experienced during construction of a new accessory building on a residential lot: Underground electricity, water pipelines, a new concrete pad on which to place the pump station, site grading and a new access road (the road providing access to the proposed pump station will be constructed as part of the reservoir project and a small turnout/parking area for the proposed pump station will be constructed as part of the reservoir maintenance/access road). Construction of the earthen reservoir will require large equipment that will utilize material on site to build the pond. 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 and reservoir will have negligible impact on the traffic pattern of the surrounding area. The proposed pump station would generate one daily trip by operators. The pumps will be enclosed to reduced sound impacts, have no lighting and access will be made on a maintained gravel roadway around the associated reservoir.

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

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. Property north, east, and west of the parcel on which this pump station and pond will be located is zoned RE-15. Property south of the parcel on which this pump station and pond will be located is zoned RE-20. The pump station and pond will be well away from property lines. 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.