



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 for Reuse Pump Station located at 4350 N 4450 E. Eden, UT 84310.
Application Type:	Administrative
File Number:	CUP 2024-01
Applicant:	Rob Thomas-Authorized Representative
Agenda Date:	Tuesday, March 23, 2024
Approximate Address:	4350 N E 4450 E., Eden UT 84310
Project Area:	21.24 Acres
Zoning:	FV-3
Existing Land Use:	Sewer Improvement
Proposed Land Use:	Sewer Improvement
Parcel ID:	22-006-0014 22-006-0015 22-006-0016

Township, Range, Section: Township 7 North, Range 1 East, Section 16

Adjacent Land Use

North:	Vacant	South:	Vacant RE-20
East:	Residential	West:	Vacant

Staff Information

Report Presenter:	Marta Borchert mborchert@webercountyutah.gov 801-399-8761
Report Reviewer	FL

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

The applicant is requesting approval of a conditional use permit for the installation of a Reuse Pump Station a “public utility substation” Located at The proposed pump station will move treated effluent from the treatment plant through a new pipeline to a new reuse pond. The FV-3 Zone allows a “public utility substation” as a conditional use. The proposal has demonstrated that the operation will comply with the applicable regulations, with reasonable conditions imposed.

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 Planning Commission, this operation will not negatively impact any of the goals and policies of the General Plan.

Zoning: The subject property is located within the Forest Residential (FR-3) Zone. The purpose of the FR-3 Zone can be further described in LUC §104-17-1 as follows:

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 following setbacks apply for this public utility substation within the FV-3 zone:

- Front: 10 feet
- Side: 20 feet
- Rear: 20 feet

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. Thus far, the applicant has received approval from the County Engineering Division, 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.

(2) Standards relating to infrastructure, amenities, and services: The proposal is part of the infrastructure related to adjacent development, and 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 property on which the conditional use permit is sought will support future residential development. The proposal complies with and supports the intent of the general plan.

Design Review: The FV-3 zone and the proposed conditional use mandate 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 submitted plans are, including exterior finishes, similar to existing infrastructure within this development. As part of this review, the Planning Commission shall consider the applicable matters based on the proposed conditional use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration related to this project are as follows:

Considerations relating to traffic safety and traffic congestion. The proposal includes a site plan that identifies the location of the proposed reuse pond and associated buildings. The access road leading to the site is far removed from public roads, therefore traffic congestion and traffic safety issues will not occur. As a means of preventing service vehicles from creating a congestion issue, the planning staff have added a condition that no parking is permitted within the public ROW's.

All vehicles going to and from the site will be relegated to the designated route of Wolf Creek Drive and Fairways Drive.

Considerations relating to landscaping. The applicant has indicated that the landscaping of this site will be consistent with the overall landscaping plan will be consistent with the surroundings.

Considerations relating to buildings and site layout. The existing buildings meet the site development standards of the FV-3 Zone.

Considerations relating to utility easements, drainage, and other engineering questions. The A preliminary review from the County Engineering Department is complete. The County Engineering Department may have further requirements that will need to be addressed before the planning division will issue a conditional use permit.

Staff Recommendation

Staff recommends approval of this conditional use application subject to the applicant meeting the conditions of approval in this staff report and any other conditions required by the Planning Commission. This recommendation is subject to all review agency requirements and is based on the following condition:

1. Wolf Creek Water and Sewer Improvement District service vehicles and hauling vehicles shall not park within the public ROW
2. Dust control measures shall be taken.
3. Trucks hauling material shall obey the speed limit
4. Dirt tracked onto the public street shall be cleared immediately and kept clear of dirt gravel and rocks.
5. All requirements from the County Engineering Department will be satisfied before the issuance of the conditional use permit.
6. Construction activity is limited to weekdays from 7:00 am to 5:00 pm.

This recommendation is based on the following findings:

- The proposed use is allowed in the FR-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. Project Narrative
- B. Site Plan
- C. Photos of Reuse pond and pump station



Exhibit A - Project Narrative

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:

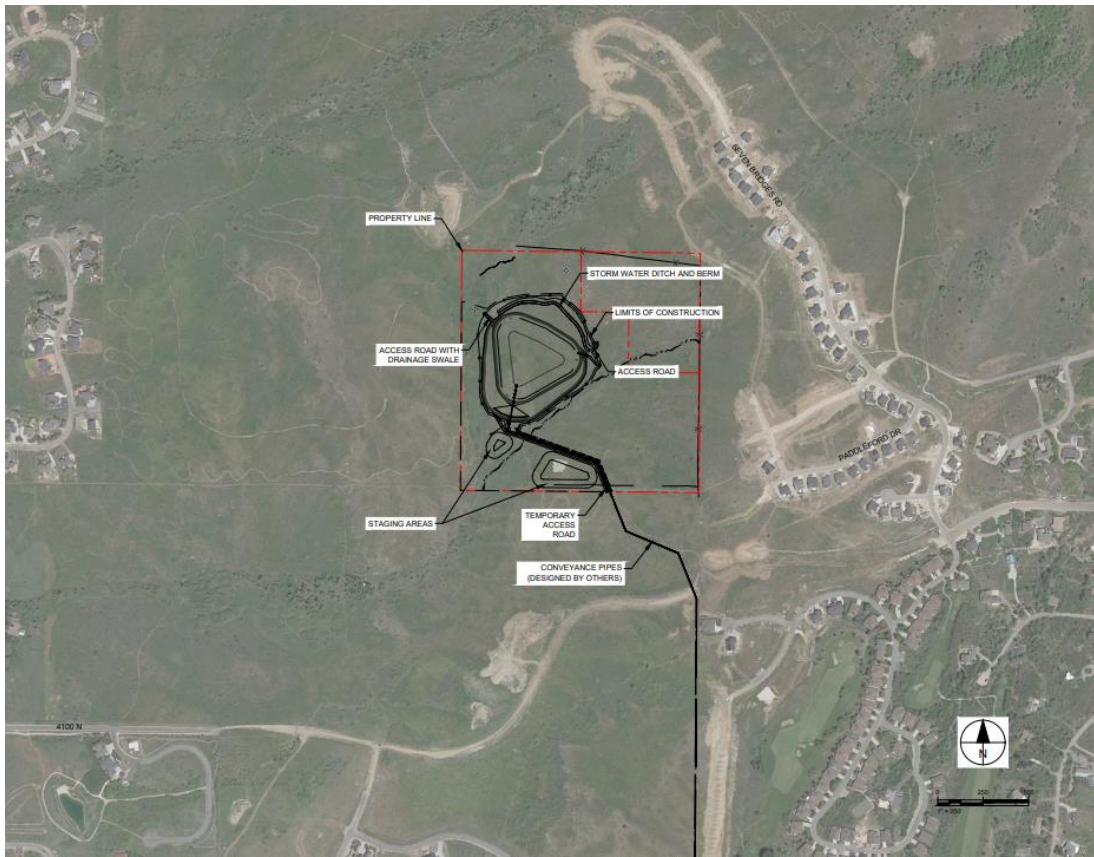
It is anticipated that operation and maintenance of the proposed pump station and reservoir will have negligible impact on the traffic pattern of the surrounding area. The proposed pump station would generate one daily trip by operators. The pumps will be enclosed to reduced sound impacts, have no lighting 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.

R:\2319 - Wolf Creek Water and Sewer\2302 - Reuse Pipeline\DOCUMENTS\CUP\WCWSID Reuse pond and pump station application narrative.docx

Exhibit B – Site Plan



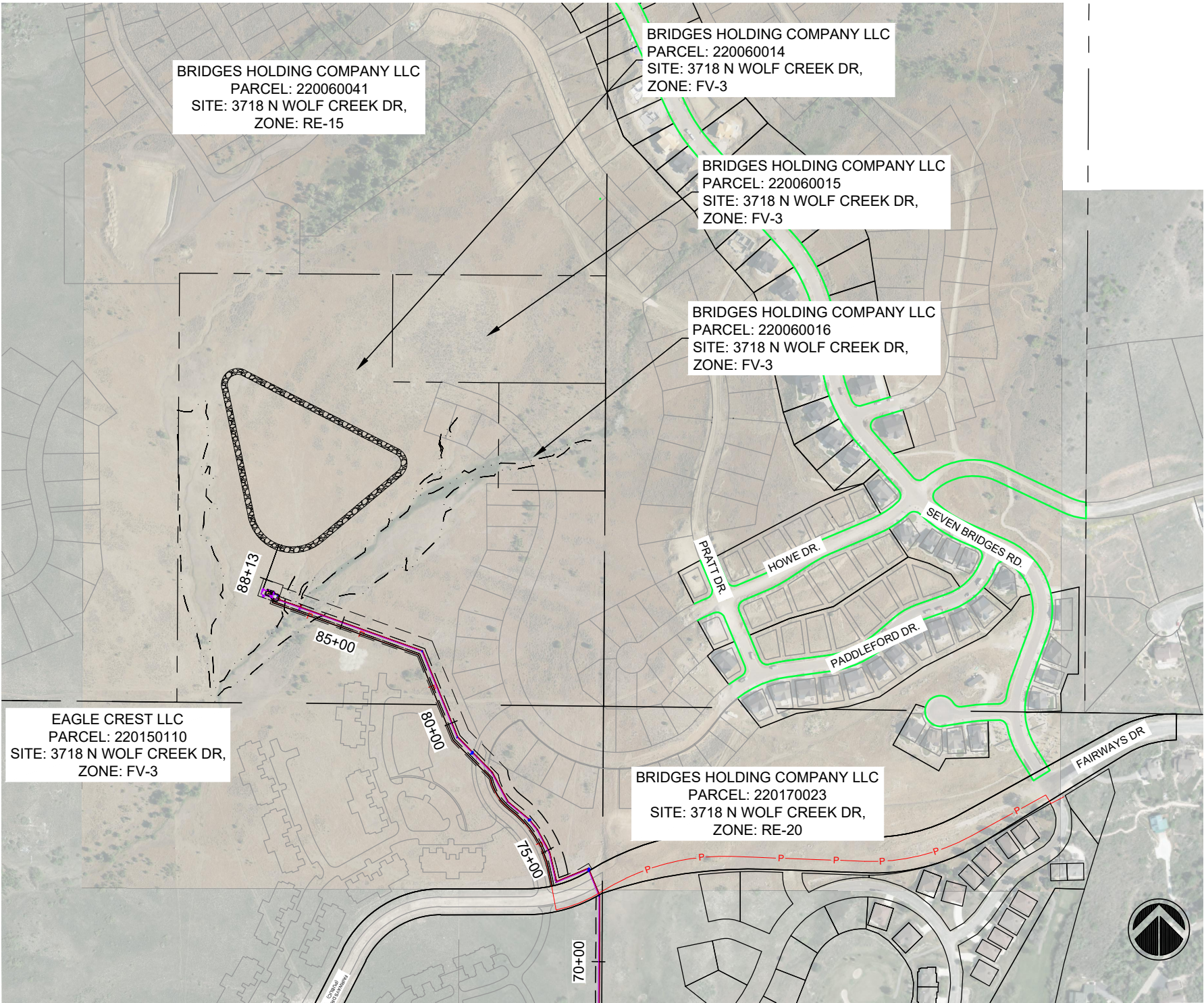
REUSE PROJECT

SCHEDULE C UPPER PUMP STATION VICINITY MAP

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT - WEBER, UTAH

LOCATION MAP

JANUARY 2024



SHEET INDEX:

CIVIL	
UPS1	COVER SHEET
UPS2	OVERVIEW
UPS3	SITE PLAN
UPP1	PUMP STATION DETAILS
UPP2	PUMP STATION DETAILS
UPP3	PUMP STATION DETAILS

ELECTRICAL
XX
XX



ENGINEER:
GARDNER ENGINEERING
DAN WHITE
1580 S 2100 W
WEST HAVEN, UTAH 84401
801-476-0202

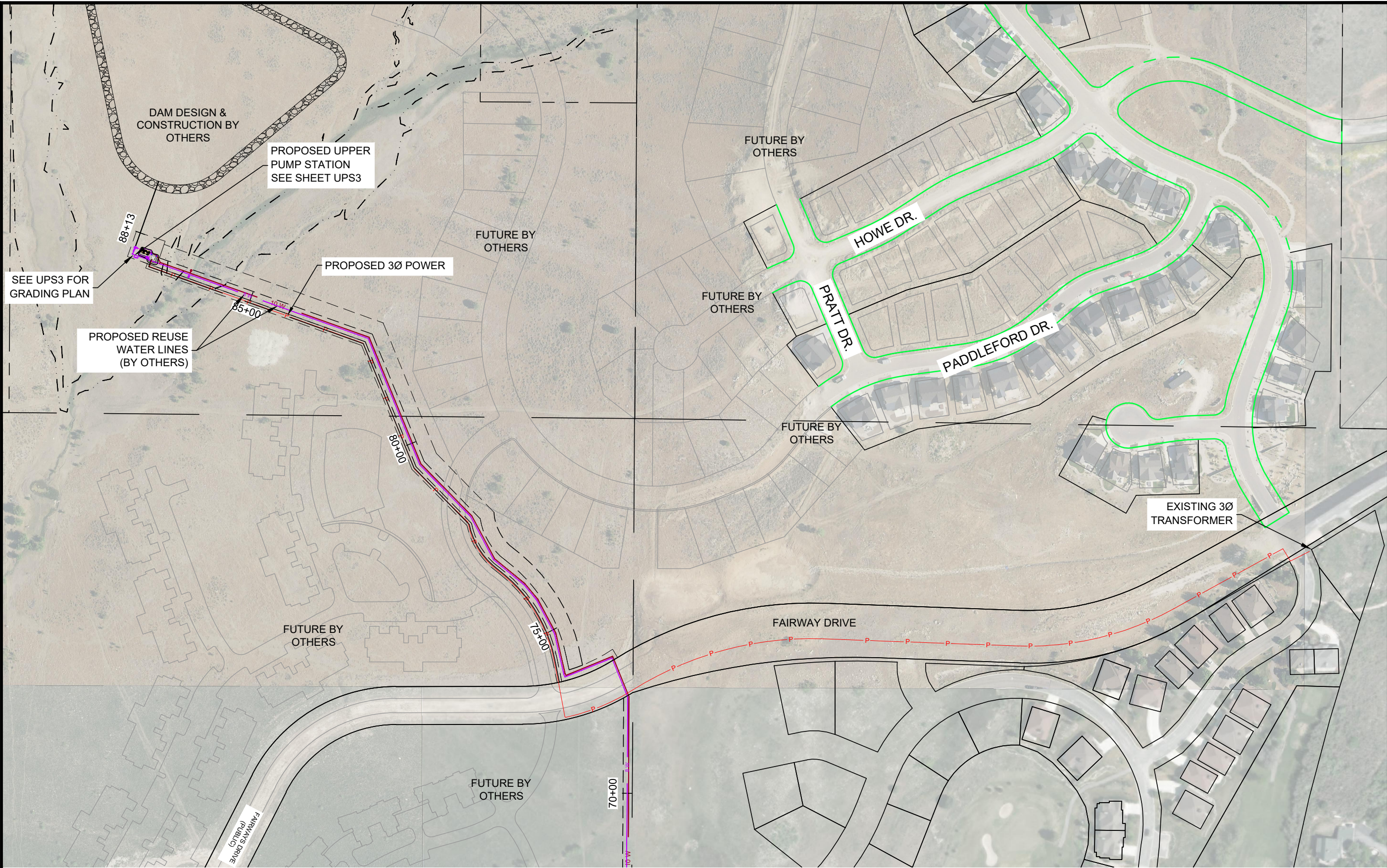
PREPARED FOR:

WOLF CREEK WATER AND SEWER
IMPROVEMENT DISTRICT

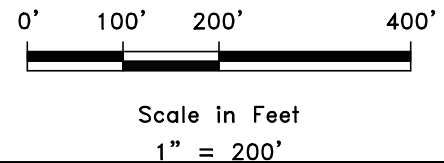
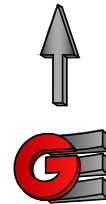
REUSE PROJECT
PRELIMINARY SUBMITTAL


UPS1

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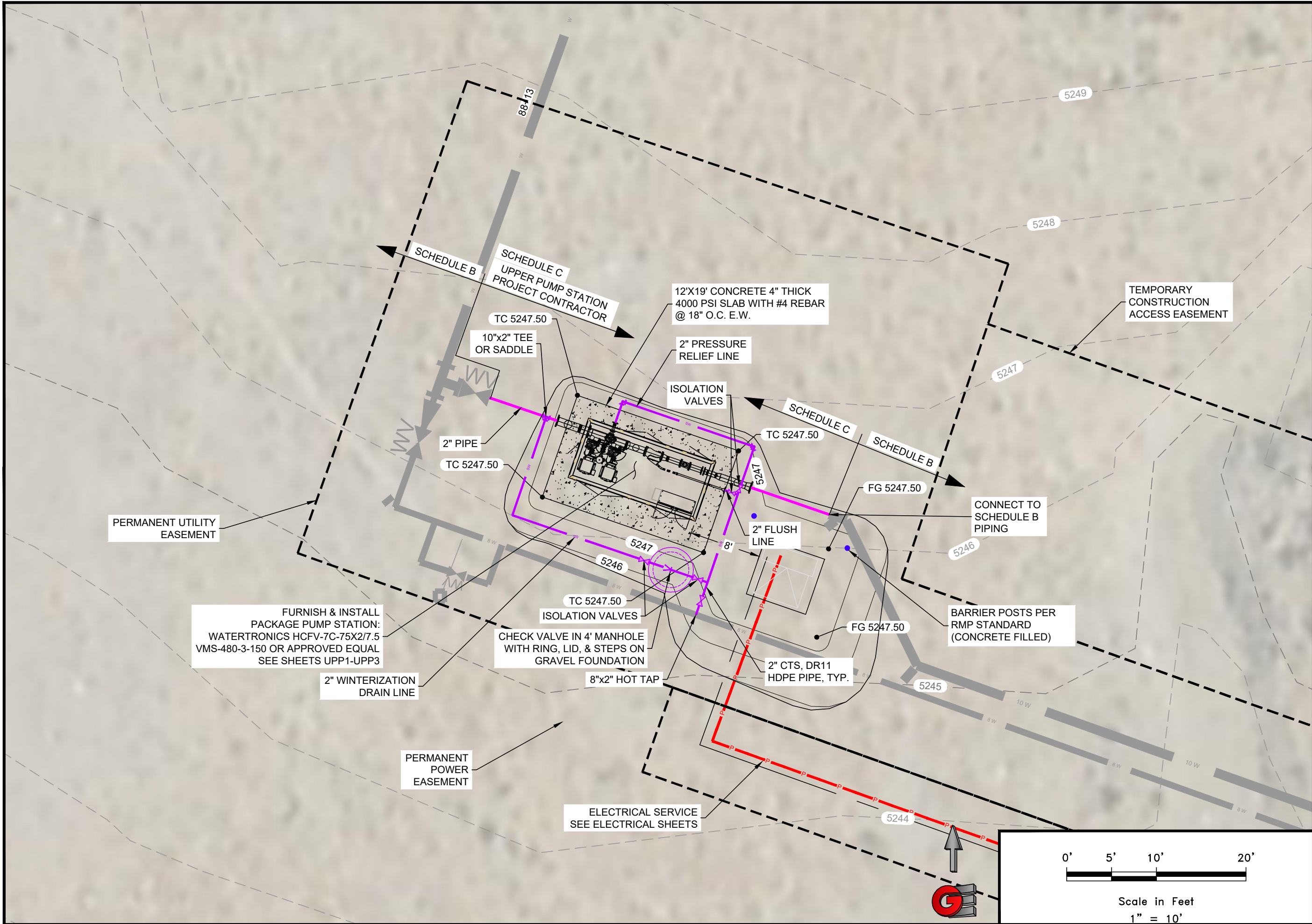


--- BOUNDARY LINE



 GARDNER ENGINEERING CIVIL • LAND PLANNING MUNICIPAL • LAND SURVEYING 1801 W. 2100 S., WEST HAVEN, UT 84401 P 801.476.0202 F 801.476.0066	WOLF CREEK WATER AND SEWER ID, REUSE PROJECT UPPER PUMP STATION OVERVIEW		Revisions		Date	1-9-24	
			Date	Description	Scale: 1" = 200'	Designed: DW	
						Drafted: PCA	Checked: DW
UPS2							

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Revisions		Date	Description

Date	1-9-24
Scale	1" = 10'
Designed	DW
Drafted	PCA
Checked	DW

WOLF CREEK WATER AND SEWER ID, REUSE PROJECT	
UPPER PUMP STATION	
SITE PLAN	
GARDNER ENGINEERING	
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UPS3	
Scale in Feet 1" = 10'	

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PUMP STATION SPECIFICATIONS:
NAME: WOLF CREEK GC
STATION MODEL:
HCFV-7C-75X2/7.5VMS-480-3-1000-150
STATION TOTAL PERFORMANCE:
1000 GPM @ 150 PSI
FLOODED

PUMP HORSEPOWER:
SUSTAIN PUMP: 7.5HP
PUMP NO.1-2: 75 HP
CHECK VALVE SIZE
SUSTAIN: 2"
PUMP NO.1-2: 5"
ISOLATION VALVE SIZES:
SUSTAIN PUMP: 5"
PUMP NO.1-2: 5"

DISCHARGE ISOLATION VALVE: 6"
RELIEF VALVE SIZE: 3"
PUMP STATION DISCONNECT: 400 AMP

POWER REQUIREMENTS:
480V, 60 HZ, 3 PH, 198 FLA

EXHAUST FAN REQ'D FOR BUILDING:
2550 CFM

INTAKE/SUCTION CONNECTION: ... 10" FL
DISCHARGE CONNECTION: 10" FL
NOMINAL PIPE SIZE: N/A
ACTUAL O.D.: N/A
TYPE:

DROP PIPE COVER: 60"

PLEASE VERIFY ALL INFO WITH
YOUR INITIALS AND DATE

INITIAL	DATE
DW	1/9/24
DW	1/9/24
_____	_____
_____	_____
_____	_____
DW	1/9/24
_____	_____
_____	_____

Pump station shall be provided with the following options
per Watertronics quote Wolf Creek GC HC
BoosterUT_230804Q1 (See quote for full station purchase
specs)

230-0000004 Filter
VAF-V1000 - 8" Flange, 1200 GPM, 300 Micron

900-0000001 Composite Station Enclosure
120 x 96 Inches

910-0000008 Ship Loose Disconnect
400A Fused NEMA 3R

PLEASE USE THE SPACE BELOW FOR ANY ADDITIONAL COMMENTS:

Purchasing/installing contractor shall be entirely
responsible for electrical and hydraulic connections, a fully
and properly functioning pump station and providing 1 full
year of communications, which contract(s) shall be
assumable, transferable and renewable by the Owner, at
the Owner's discretion.

- ☒ APPROVED AS SUBMITTED
- ☐ APPROVED AS NOTED
- ☐ REVISE AND RESUBMIT

REVIEWED BY: _____
NAME: _____
DATE: _____

Dan White

APPROVED

01/09/2024

DIMENSIONS AND SIZES OF EXISTING STRUCTURES, AND/OR COMPONENTS
MUST BE VERIFIED TO WATERTRONICS BEFORE STATION CONSTRUCTION
BEGINS.

UNLESS SPECIFIED BY THE CUSTOMER, PUMP HOUSE/CONCRETE SLAB
DIMENSIONS ARE RECOMMENDED MINIMUMS FOR NEC AND SERVICE
CLEARANCE, AND ARE FOR ILLUSTRATION PURPOSES ONLY. PROJECT
MANAGER SHALL BE CONSULTED ON FINAL DESIGN.

THE PUMP STATION PROPOSED HEREIN IS DESIGNED TO BE PLACED IN A
PUMP HOUSE FOR PROTECTION FROM THE ENVIRONMENT. IF A PUMP HOUSE
IS NOT USED, WATERTRONICS MUST BE NOTIFIED AT TIME OF QUOTATION
SO SPECIAL PROVISIONS CAN BE MADE.



PHONE: 1-262-367-5000
FAX: 1-262-367-5551

SHEET 1 OF 3 SHEETS

DRAWING NO. PRHC11102 8/4/2023
R1 1/9/2024

WOLF CREEK WATER AND SEWER ID,

REUSE PROJECT

UPPER PUMP STATION

PUMP STATION DETAILS

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UPP1

Revisions

Date Description

Date: 1-9-24

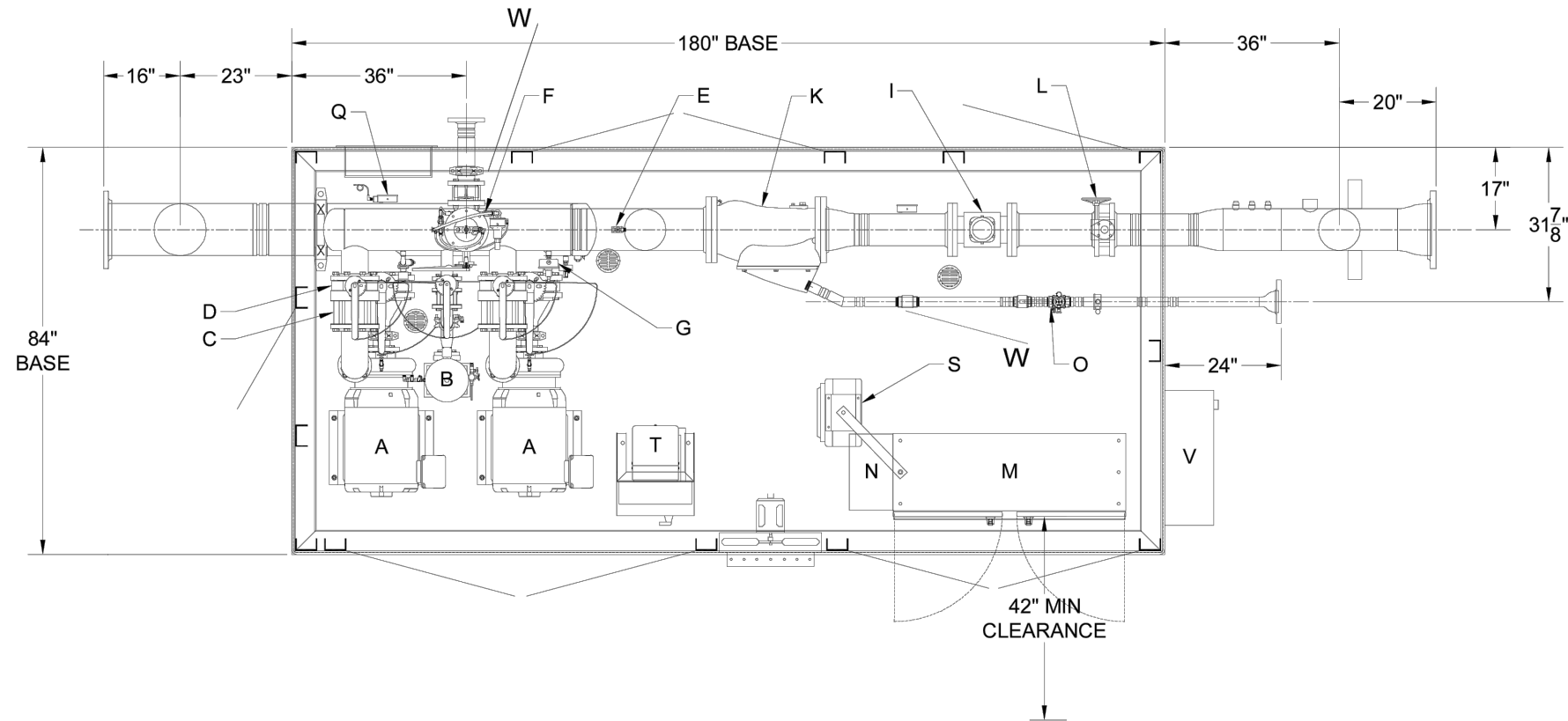
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Drafted: PCA

Checked: DW

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CONCEPT DRAWING ONLY
NOT TO BE USED FOR CONSTRUCTION

PLAN VIEW

[2022616]

7						DRAWN BY: MTM	DATE: 8/4/2023
6						CHECKED BY: CG	DATE: 8/4/2023
5						THIS DRAWING AND DESIGN, IS THE PROPERTY OF WATERTRONICS AND IS NOT TO BE REPRODUCED IN WHOLE OR PART, NOR EMPLOYED FOR ANY PURPOSE OTHER THAN SPECIFICALLY PERMITTED IN WRITING BY WATERTRONICS. THIS DRAWING LOANED AND SUBJECT TO RETURN ON DEMAND	
4							
3							
2							
1	1/9/2024	--	ADD CHECK VALVE TO PRV AND WYE FLUSH	---	---		
NO.	DATE	BY	DESCRIPTION	CHK DATE	CHK BY		

TITLE:		WOLF CREEK GC	
		HCFV-7C-75X2/7.5VMS-480-3-1000-150	
SCALE: NTS		SHEET 2 OF 3 SHEETS	
JOB NO.: ---		DRAWING NO. PRHC11102	

- STATION COMPONENTS:
- A 75HP PUMP AND MOTOR W/ WINDING HEATERS
 - B 7.5HP SUSTAIN PUMP AND MOTOR
 - C CHECK VALVE
 - D PUMP ISOLATION VALVE W/ EBV
 - E DRAIN
 - F 3" PRESSURE RELIEF VALVE
 - G DISCHARGE PRESSURE TRANSDUCER W/ GAUGE
 - H PAINTED STEEL BASE (SANDSTONE)
 - I 6" ELECTROMAGNETIC FLOW METER
 - J N/A
 - K 8" WYE STRAINER W/ SOLENOID AUTOFLUSH
 - L 6" STATION ISOLATION VALVE
 - M CONTROL CABINET
 - N HEAT EXCHANGER (AC WITHOUT ENCLOSURE)
 - O INLINE CHECK VALVE
 - P 6" X 10" FL DISCHARGE DROP PIPE
 - Q INTAKE PRESSURE TRANSDUCER W/ GAUGE
 - R 10" X 10" FL INTAKE DROP PIPE
 - S 5KW STATION HEATER
 - T 3KVA TRANSFORMER & LOAD CENTER
 - U COMPOSITE STATION ENCLOSURE (OPTIONAL)
 - V 400AMP EXTERNAL DISCONNECT (OPTIONAL)
 - W Check Valves

CONCEPT DRAWING ADDITIONAL INFORMATION

WATERVISION CLOUD
HINGED WINDOW KIT

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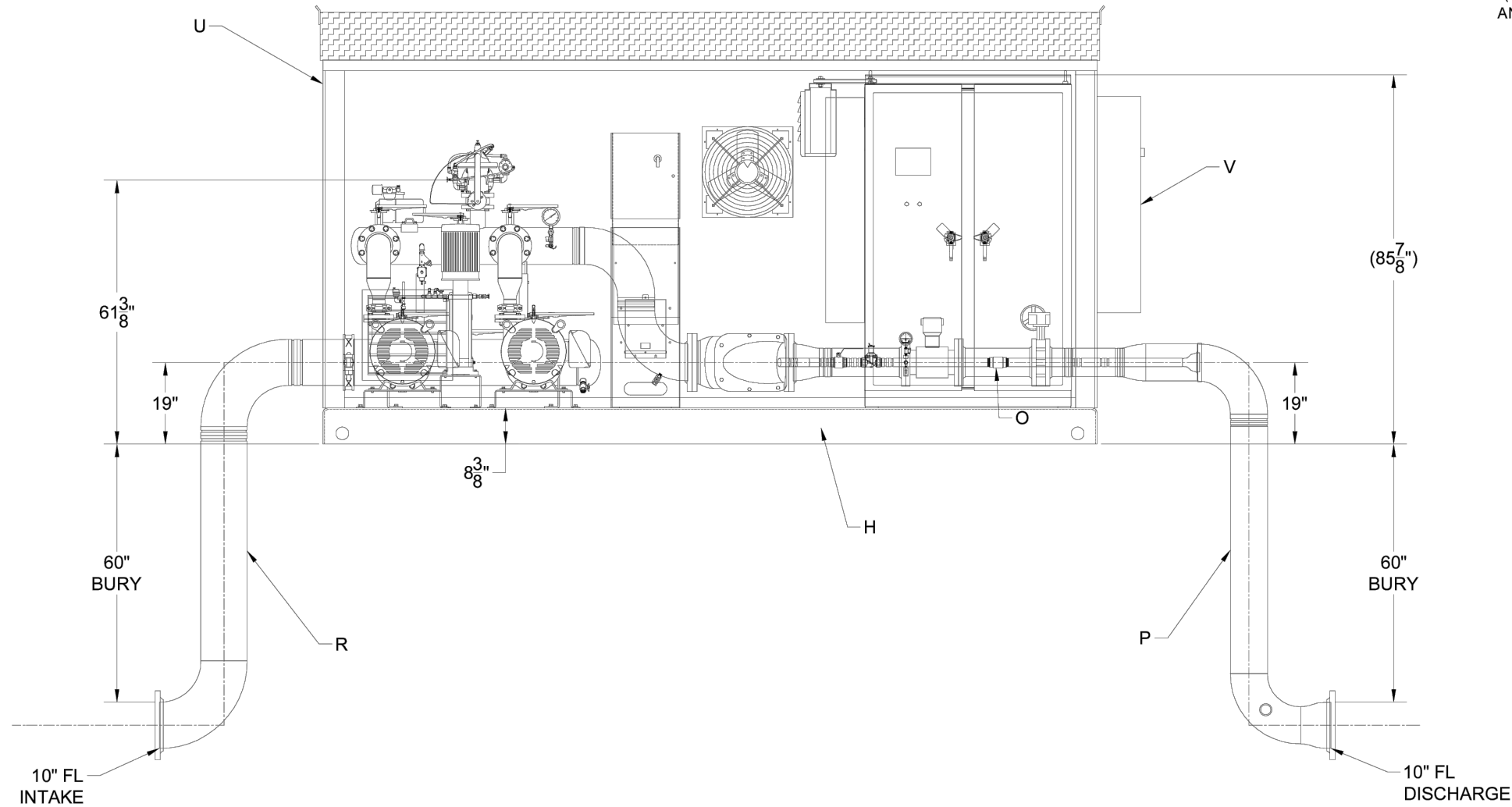


UPP2

WOLF CREEK WATER AND SEWER I.D.
REUSE PROJECT
UPPER PUMP STATION
PUMP STATION DETAILS

Revisions		Date	1-9-24
Date	Description	Scale	#####
		Designed	DW
		Drafted	PCA
		Checked	DW


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ELEVATION VIEW

7					
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1	1/9/2024	MTM	ADD CHECK VALVE TO PRV AND WYE FLUSH	---	---
NO.	DATE	BY	DESCRIPTION	CHK DATE	CHK BY

DRAWN BY:	MTM	DATE:	8/4/2023
CHECKED BY:	CG	DATE:	8/4/2023
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TITLE:	
WOLF CREEK GC HCFV-7C-75X2/7.5VMS-480-3-1000-150	
 WATERTRONICS	
SCALE: NTS	SHEET 3 OF 3 SHEETS
JOB NO.: ---	DRAWING NO. PRHC11102

3/8" X 2" FORMED
ANCHOR BRACKET X 4
A36 STEEL

5/8" ANCHOR
BOLT X 4

SKID

Ø3 THRU
HOLE TYP.

LIFTING HOLE/ ANCHOR DETAIL
(HOLES AT ALL CORNERS - 8 TOTAL
ANCHORS AT 4 OPPOSITE CORNERS)

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		REUSE PROJECT		Scale: #####	
		UPPER PUMP STATION		Designed: DW	
		PUMP STATION DETAILS		Drafted: PCA	
UPP3				Checked: DW	