

## Meeting Procedures

### Outline of Meeting Procedures:

- ❖ The Chair will call the meeting to order, read the opening meeting statement, and then introduce the item.
- ❖ The typical order is for consent items, old business, and then any new business.
- ❖ Please respect the right of other participants to see, hear, and fully participate in the proceedings. In this regard, anyone who becomes disruptive, or refuses to follow the outlined procedures, is subject to removal from the meeting.

### Role of Staff:

- ❖ Staff will review the staff report, address the approval criteria, and give a recommendation on the application.
- ❖ The Staff recommendation is based on conformance to the general plan and meeting the ordinance approval criteria.

### Role of the Applicant:

- ❖ The applicant will outline the nature of the request and present supporting evidence.
- ❖ The applicant will address any questions the Planning Commission may have.

### Role of the Planning Commission:

- ❖ To judge applications based upon the ordinance criteria, not emotions.
- ❖ The Planning Commission's decision is based upon making findings consistent with the ordinance criteria.

### Public Comment:

- ❖ The meeting will then be open for either public hearing or comment. Persons in support of and in opposition to the application or item for discussion will provide input and comments.
- ❖ The commission may impose time limits for comment to facilitate the business of the Planning Commission.

### Planning Commission Action:

- ❖ The Chair will then close the agenda item from any further public comments. Staff is asked if they have further comments or recommendations.
- ❖ A Planning Commissioner makes a motion and second, then the Planning Commission deliberates the issue. The Planning Commission may ask questions for further clarification.
- ❖ The Chair then calls for a vote and announces the decision.

## Commenting at Public Meetings and Public Hearings

### Address the Decision Makers:

- ❖ When commenting please step to the podium and state your name and address.
- ❖ Please speak into the microphone as the proceedings are being recorded and will be transcribed to written minutes.
- ❖ All comments must be directed toward the matter at hand.
- ❖ All questions must be directed to the Planning Commission.
- ❖ The Planning Commission is grateful and appreciative when comments are pertinent, well organized, and directed specifically to the matter at hand.

### Speak to the Point:

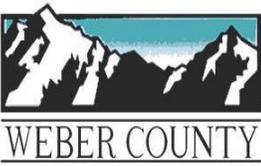
- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances.
- ❖ Don't repeat information that has already been given. If you agree with previous comments, then state that you agree with that comment.
- ❖ Support your arguments with relevant facts and figures.
- ❖ Data should never be distorted to suit your argument; credibility and accuracy are important assets.
- ❖ State your position and your recommendations.

### Handouts:

- ❖ Written statements should be accurate and either typed or neatly handwritten with enough copies (10) for the Planning Commission, Staff, and the recorder of the minutes.
- ❖ Handouts and pictures presented as part of the record will be left with the Planning Commission.

### Remember Your Objective:

- ❖ Keep your emotions under control, be polite, and be respectful.
- ❖ It does not do your cause any good to anger, alienate, or antagonize the group you are standing in front of.



## OGDEN VALLEY PLANNING COMMISSION

### MEETING AGENDA

May 20, 2025

Premeeting 4:30pm/Regular Meeting 5:00 pm



- *Pledge of Allegiance*
- *Roll Call:*

#### 1. Consent Items:

- 1.1 CUP 2025-06:** Request for approval of a well pump house to serve the Nordic Village water system. Water right approvals and well permits have been obtained through the State Division of Drinking Water and the Utah Division of Water Rights. Located in the AV-3 Zone at approximately 4000 N 3500 E, Liberty, UT, 84310.

#### 2. Public Comment for Items not on the Agenda:

#### 3. Remarks from Planning Commissioners:

#### 4. Planning Director Report:

#### 5. Remarks from Legal Counsel

Adjourn

***The meeting will be held in person at the Weber County Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.***

& Via Zoom Video Conferencing at <https://webercountyutah.zoom.us/j/83778044512> Meeting ID: 837 7804 4512

***In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8761***



# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Request for approval of a well pump house to serve the Nordic Village water system. Water right approvals and well permits have been obtained through the State Division of Drinking Water and the Utah Division of Water Rights.

**Application Type:** Administrative

**File Number:** CUP 2025-06

**Applicant:** Nathan Schellenberg-Authorized Representative

**Agenda Date:** Tuesday, May 20, 2025

**Approximate Address:** 4000 N 3500 E, Eden UT 84310

**Project Area:** 1.593 Acres

**Zoning:** AV-3

**Existing Land Use:** Vacant

**Proposed Land Use:** Of the 26.37 Acres of continued vacant land, 1.593 will be used for this public utility substation

**Parcel ID:** 22-010-0071

**Township, Range, Section:** Township 7 North, Range 1 East, Section 20 NE Qtr

### Adjacent Land Use

<b>North:</b> Liberty Park	<b>South:</b> Utah Power and Light Property
<b>East:</b> Vacant/Ag	<b>West:</b> 3500 East Street

### Staff Information

**Report Presenter:** Tammy Aydelotte  
[taydelotte@webercountyutah.gov](mailto:taydelotte@webercountyutah.gov)  
 801-399-8794

**Report Reviewer:** FL

## Applicable Ordinances

- Weber County Land Use Code Title 104 Chapter 2 (Agricultural Valley 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 well pump house to serve the Nordic Village water system. The AV-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 AV-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 Agricultural Valley (AV-3) Zone.

The following setbacks apply, to a public utility substation in the AV-3 zone:

-Front: 30 feet

-Side: 10 feet

-Rear: 10 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 nearby 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, if desired. The proposal complies with and supports the intent of the general plan.

**Design Review:** The AV-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 remain orderly and harmonious with the surrounding neighborhood. The submitted plans show that the exterior finishes, which include smooth face concrete masonry blocks, standing seam metal roofing, a skylight, and ridge vents. Applicant is proposing a structure that is 16'8" x 24'8" and approximately 16' in height to house the well pump and associated equipment. A proposed generator pad, measuring approximately 22'4" x 13' will be located immediately adjacent on the east side of the proposed structure. The submitted site plan shows a future well and pump house located approximately 85' to the north. The site plan submitted by the applicant also shows 8" water lines running east-west from the project area to 3500 East Street through the 15' easement granted by RMP. The proposed travel surface of the access road measures 10', with 2.5' shoulders on either side, and widening out to 20', as the access road turns to the north. Cross-sections for these are shown as Exhibit D. A 3,558 ft<sup>3</sup> retention pond is proposed onsite, to the south of the pumphouse.

Per Weber County Land Use Code §108-2-4, the limitations on MCU's are only applicable if the proposed structure has exposed fronts and street side of building, *"(b)Exposed fronts and street sides of buildings. Exposed fronts and street sides of buildings shall be constructed of non-reflective materials and shall be textured concrete, brick, stone and/or natural wood/wood-like materials. Concrete masonry units or block CMUs shall not be considered acceptable materials unless it is specially colored and textured to give an appearance of natural rough stone. Vinyl and/or aluminum siding shall not be acceptable."*

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 are as follows:

**Considerations relating to traffic safety and traffic congestion.** The proposal includes a site plan that identifies the location of the proposed building(s) as well as the access to the proposed lift station site. This site will be accessed through an easement granted by Rocky Mountain Power, through the parcel to the south, and located behind existing residential development and will not be seen from the street. Weber County Engineering, and Weber Fire District will need to approve this proposal prior to the CUP being issued.

**Considerations relating to landscaping.** The applicant has indicated that the landscaping of this site will remain consistent with the surroundings.

**Considerations relating to buildings and site layout.** The proposed buildings meet the site development standards of a public utility substation within the AV-3 Zone.

## Staff Recommendation

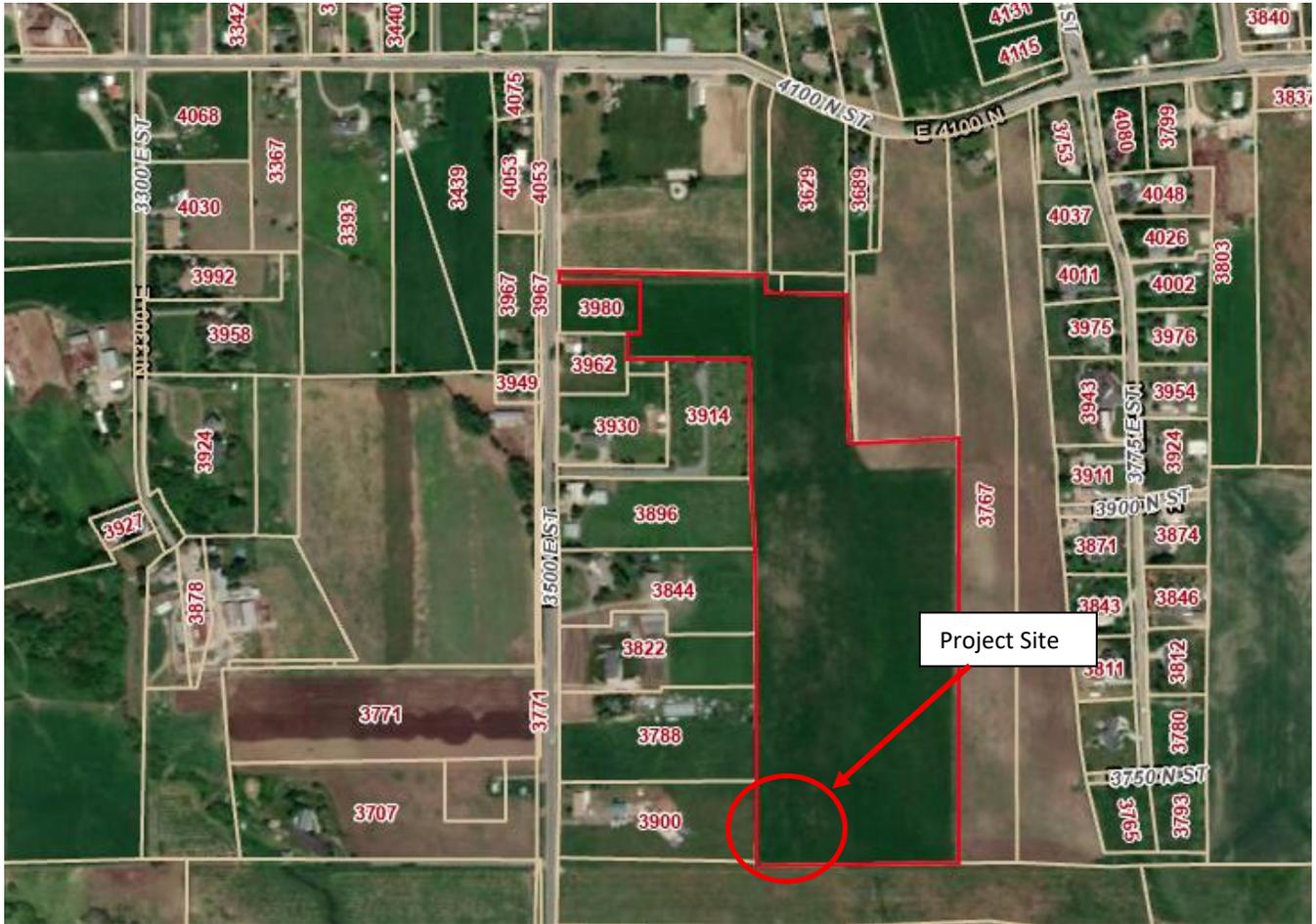
Staff recommends approval of this conditional use application subject to the applicant meeting the conditions of approval in this staff report and any other conditions required by the Planning Commission. This recommendation is subject to all review agency requirements, and is based on the following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

- The proposed use is allowed in the AV-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. Elevations of Proposed Pump Station
- D. Road Cross-sections

Map 1



Conditional Use Permit | Nordic Village Well and Pumphouse

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Narrative (Description of Project):

Nordic Village Ventures, LLC has proposed the construction of a Well and Pumphouse. This well and pumphouse will serve the Nordic Village water system. Access is from the south from an easement across Rocky Mountain Power's property.

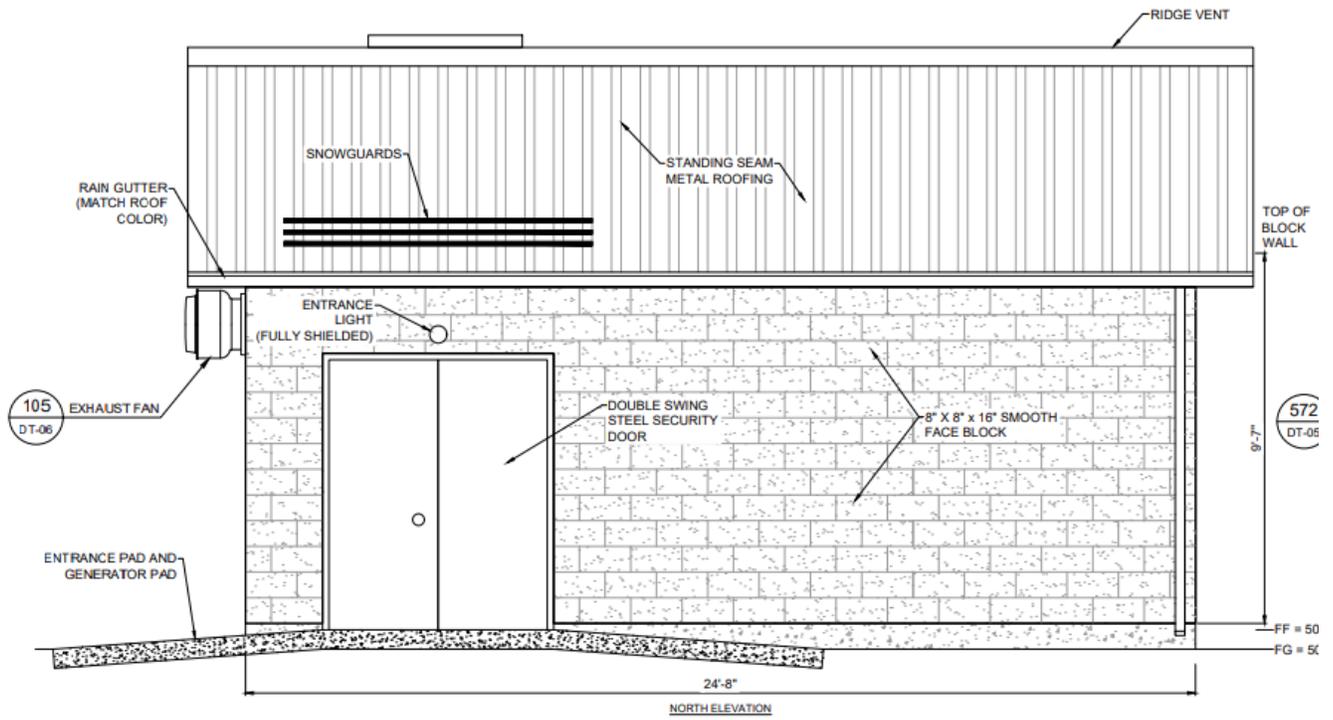
GWC Capital, LLC currently owns the property and will be transferred to the Nordic Valley Sewer Infrastructure District who will own and operate the water system after its construction.

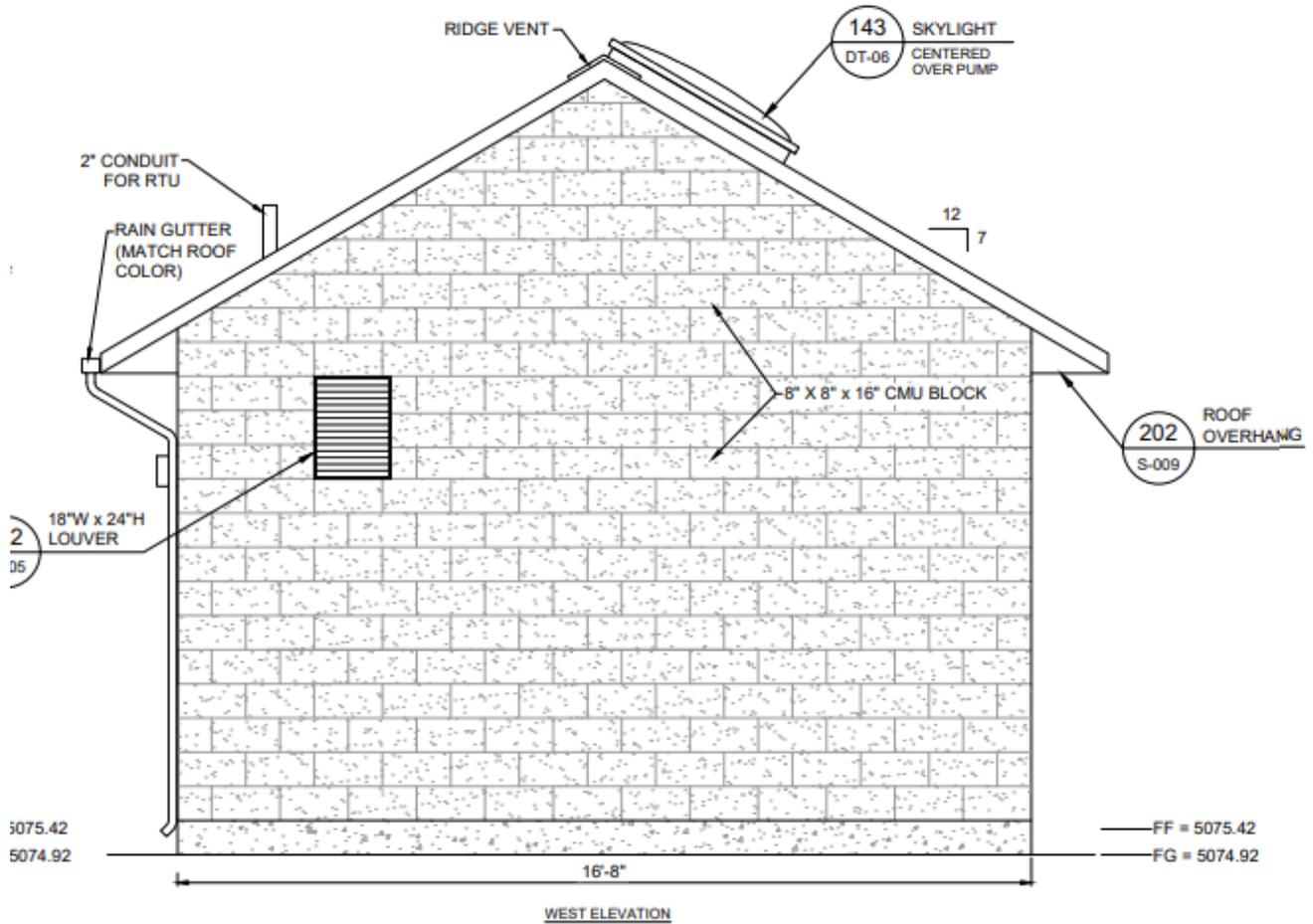
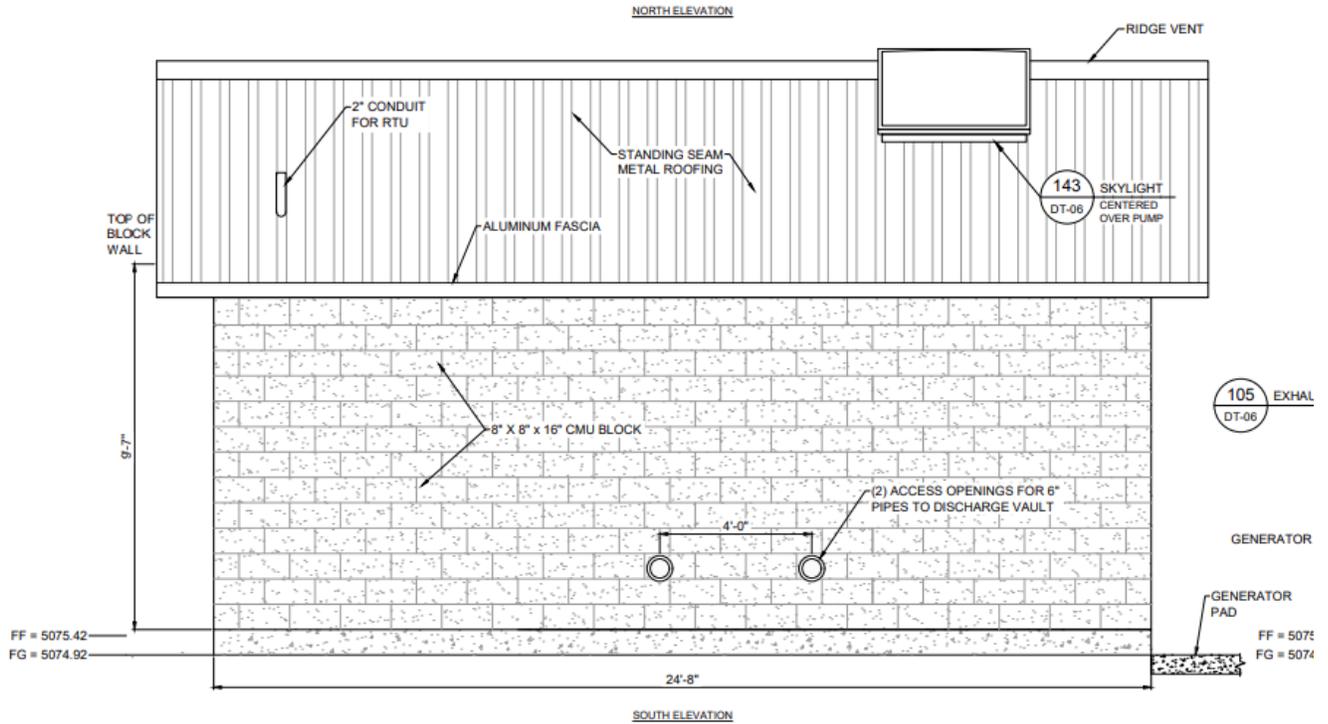
This well has been constructed and permitted with the State of Utah Division of Water Rights. The water system design has been approved and permitted by the State of Utah Division of Drinking Water.

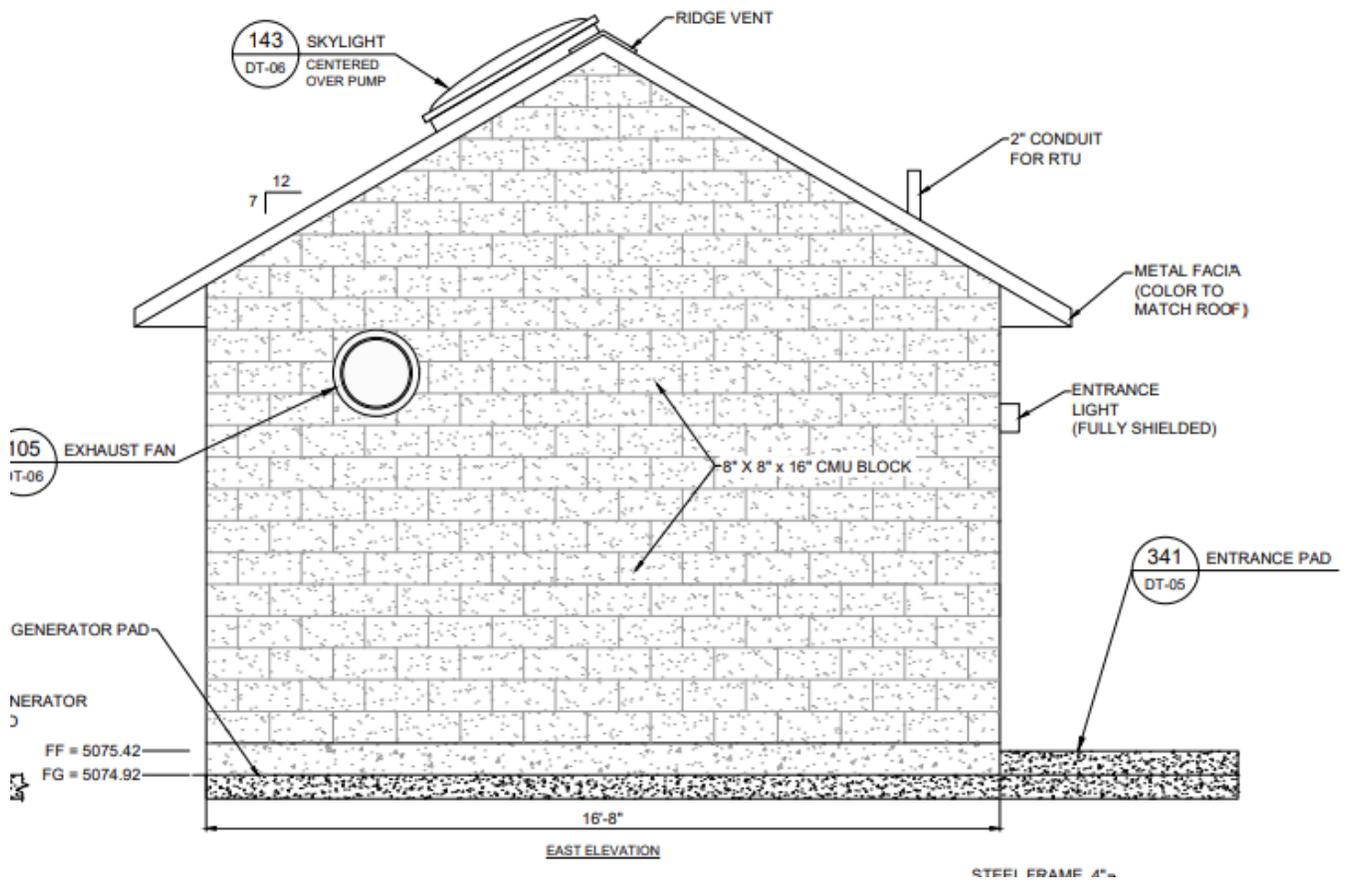




# Exhibit C - Sketch of Proposed Pump house

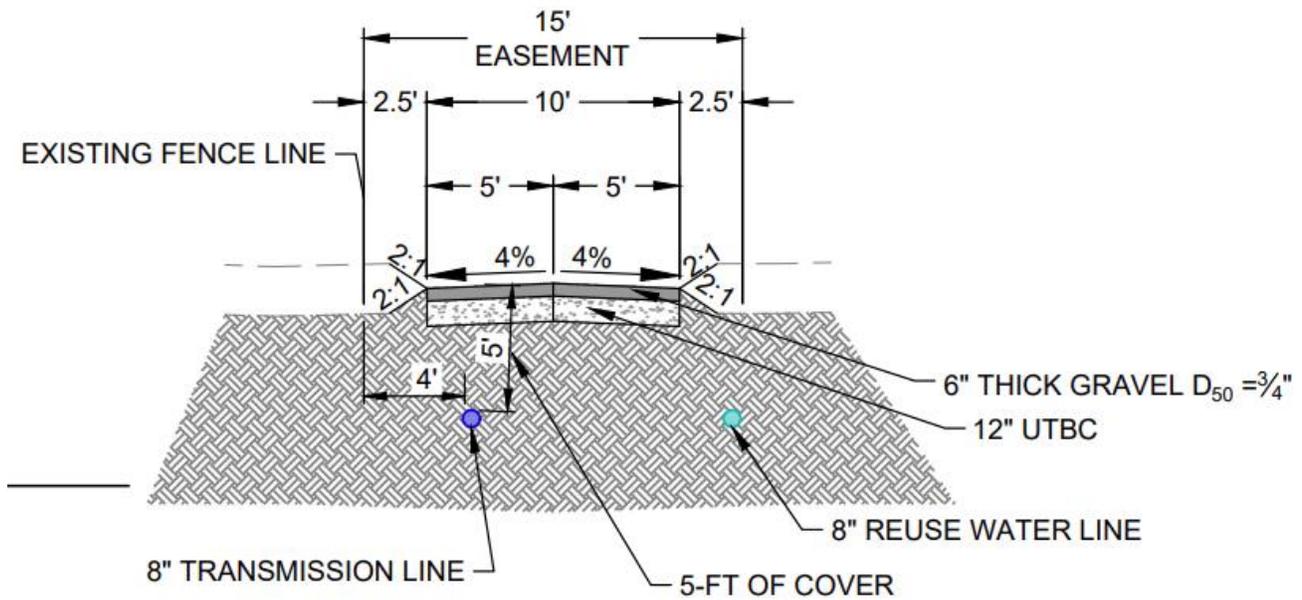






Detailed Engineered Plans on File with Weber County

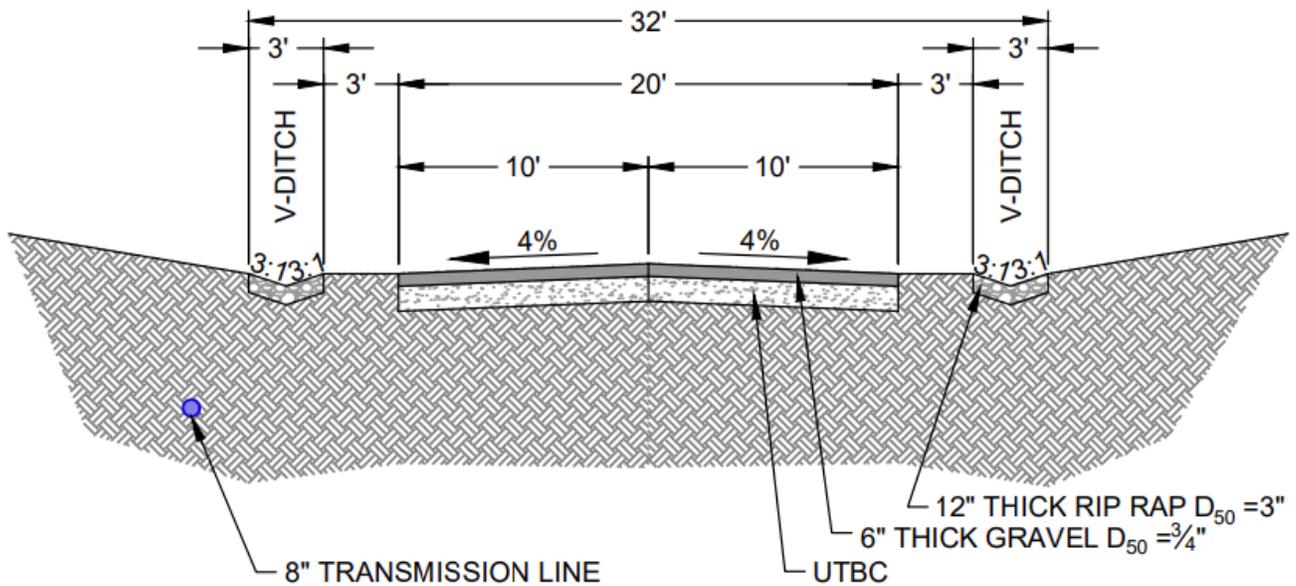
## Exhibit D – Road Cross-Sections



### CROSS SECTION G-G

#### STANDARDS:

1. MINIMUM OF 12 INCHES OF APPROVED UNTREATED BASE COURSE MATERIAL OR DEPTH AS SPECIFIED BY SOILS REPORT. COMPACTED TO 95%.
2. MINIMUM OF 12 INCHES OF APPROVED STRUCTURAL FILL MATERIAL OR DEPTH AS SPECIFIED BY SOILS REPORT.
3. MINIMUM SWALE OF 3-FT



## CROSS SECTION I-I

### STANDARDS:

1. RIGHT-OF-WAY WITH OF 44 FT. OR 88 FT. (PER SITE PLAN)
2. MINIMUM TRAVEL LANE WIDTH OF 12 FEET.
3. MINIMUM OF 6 INCHES OF APPROVED UNTREATED BASE COURSE MATERIAL OR DEPTH AS SPECIFIED BY SOILS REPORT.
4. MINIMUM OF 12 INCHES OF APPROVED STRUCTURAL FILL MATERIAL OR DEPTH AS SPECIFIED BY SOILS REPORT.
5. MINIMUM SWALE OF 12 FEET
6. MAXIMUM VERTICAL GRADE OF 4%.