



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a conditional use permit application for a water storage tank and pumping facility for Hooper Water Improvement District.
Type of Decision:	Administrative
Agenda Date:	Tuesday, June 13, 2017
Applicant:	Hooper Water Improvement District
Authorized Agent:	Ryan Christensen, Project Engineer (Gardner Engineering)
File Number:	CUP# 2017-08

Property Information

Approximate Address:	3648 West 5500 South, Roy, UT
Project Area:	2.29 acres
Zoning:	A-1
Existing Land Use:	Well house
Proposed Land Use:	120,000 gallon water tank and pump house
Parcel ID:	09-073-0015, 09-073-0036
Township, Range, Section:	Township 5 North, Range 2 West, Section 16

Adjacent Land Use

North:	Residential	South:	Residential
East:	Residential	West:	Residential

Staff Information

Report Presenter:	Steve Burton sburton@co.weber.ut.us 801-399-8766
Report Reviewer:	RK

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 5 Agricultural Zone (A-1)
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 10 Public Buildings and Public Utility Substations and Structures

Summary and Background

The applicant is requesting approval of a conditional use permit to construct a 120,000 gallon water tank and pumping facility to chlorinate water from the source. The project area consists of two parcels with a combined area of 2.29 acres and is located at approximately 3648 West 5500 South. An existing well house is located on one parcel that maintains access to 5500 South. The proposed improvements, including the water tank and new pump station will be located on the second parcel which will use the same access from 5500 South. The property lies in the Agricultural (A-1) zone which allows "Public utility substations" only when authorized by a conditional use permit.

Conditional use permits should be approved as long as any harmful impact is mitigated. The Uniform Land Use Code of Weber County, Utah (LUC) already specifies certain standards necessary for mitigation of harmful impact to which the proposal must adhere. The proposed application appears to meet these standards. The following is staff's evaluation of the request.

Analysis

General Plan: The proposed use conforms to the West Central Weber County General Plan by improving water quality and availability in the area.

Zoning: The subject property is located within the Agricultural (A-1) Zone. The intent of the forest zones can be further described per LUC §104-5-1 as follows:

The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.

The A-1 Zone has specific standards identified in the LUC §104-5-7 that shall be met as part of the development process. The applicable standards are as follows:

- Minimum yard setbacks:
 - Front: 30'
 - Side: 20'
 - Rear: 30'
- Minimum lot area: 40,000 sq. feet
- Minimum lot width: 150 feet
- Main Building height:
 - Maximum: 35'
 - Accessory building height:
 - Maximum: 25', unless meeting requirements of LUC §108-7-16, Large accessory buildings

The proposed use is conditionally allowed in the A-1 zone and has been reviewed as a "Public utility substation". The location and arrangement of public utility substations and structures must be in accordance with construction plans submitted to and approved by the planning commission. The minimum lot area for all public utility substations per LUC §108-10-2 is waived and the rear yard requirements may be reduced in the agricultural zones to 10' per LUC §108-10-3. The existing and proposed structures are in compliance with the above mentioned site development standards.

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. Prior to commencing work, Hooper Water Improvement District will need to receive approval from the applicable agencies for the proposal. A condition has been made part of the Planning Division's recommendations to ensure that this standard is met.

Design Review: The proposed conditional use mandates 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. Certain areas of the design review are only applicable due to the nature of the request. 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.* As part of this consideration, the applicant has provided a site plan (see Exhibit B). The proposal is not considered large scale construction; therefore considerable traffic congestion or delay is not anticipated. Per the County Engineering Division, the contractor will be responsible to guarantee site materials are not tracked onto the County roadways. A condition of approval has been added to the Planning Division's recommendation to ensure the contractor cleans all equipment prior to exiting the site and sweeps the County roadway as needed, removing any material tracked from the site onto the asphalt, in order to provide safe vehicular traffic along County roads.
- *Considerations relating to landscaping.* The proposed landscaping plan includes seeding 10 % of the project area with pasture seed mix. The seeding will take place after October 15 and before November 15, 2017. The seeded area will be irrigated with hose and sprinkler along with the existing on site landscaping.
- *Considerations relating to buildings and site layout.* The proposed pump station will be 14' X 18', approximately 250 square feet. The exterior of the new building will match the existing pump station, including the earthen tan color and split faced concrete masonry units. The proposed water tank will have an inside diameter of 53' and a depth of 8'. The proposed tank will have an exterior height of 7' from grade.
- *Considerations relating to utility easements, drainage, and other engineering questions.* The applicant will need to adhere to all conditions of the Engineering Division including but not limited to storm water and surface water drainage, retention facilities, and site clean-up of the property. A condition has been made part of the Planning Division's recommendations to ensure that this standard is met.

- *Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval.* The proposed site does not have any type of development agreement associated with the property; therefore considerations pertaining to this portion of the code are not applicable at this time.

Review Agencies: Prior to the commencement of work, the applicant will need to receive the approval from all applicable agencies for the water system improvements. A condition has been made part of the Planning Division’s recommendations to ensure that all conditions of the review agencies will be met.

Summary of Planning Commission Considerations

In order for a conditional use to be approved it must meet the requirements of applicable ordinances listed in this staff report, which include the requirements listed in LUC §108-4-4, under “Decision Requirements”, which states:

a) A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to substantially mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with the standards of this chapter, or relevant standards or requirements of any other chapter of this Land Use Code. When considering any of the standards, the land use authority shall consider the reasonably anticipated detrimental effects of the proposed use in the context of current conditions and, to the extent supported by law, the policy recommendations of the applicable general plan.

b) If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use may be denied.

The Planning Commission will need to determine if the request for a water tank and pumping facility has met the requirements of the applicable Uniform Land Use Code of Weber County. The Planning Commission may impose additional conditions in order to ensure full compliance with the required standards. In making a decision, the Planning Commission should consider the following questions:

- Does the submittal meet the Uniform Land Use Code of Weber County? If no, then what conditions could be added in order to comply?
- Have the "Decision Requirements" and other applicable ordinances been met?

Staff Recommendation

Staff recommends approval of file# CUP 2017-08, a conditional use permit for a water tank and pumping facility, located at approximately 3648 West 5500 South. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. Prior to commencing work, Hooper Water Improvement District will need to receive the approval from the applicable agencies for the water tank and pumping facility, including all permits outlined in the Engineering Division's review.
2. All equipment leaving the site will be cleaned prior to entering the County right-of-way and the contractor will be responsible for sweeping the County roadway, as needed, removing any material tracked from the site onto the asphalt, in order to provide safe vehicular traffic along the County right-of-way.
3. All State, Federal, and County standards will be met prior to commencement of construction including receiving any applicable permits from the State for the modifications to the proposed pump control/filter building.
4. A geotechnical report will be required prior to the issuance of a building permit as required by the Weber County Building Official.

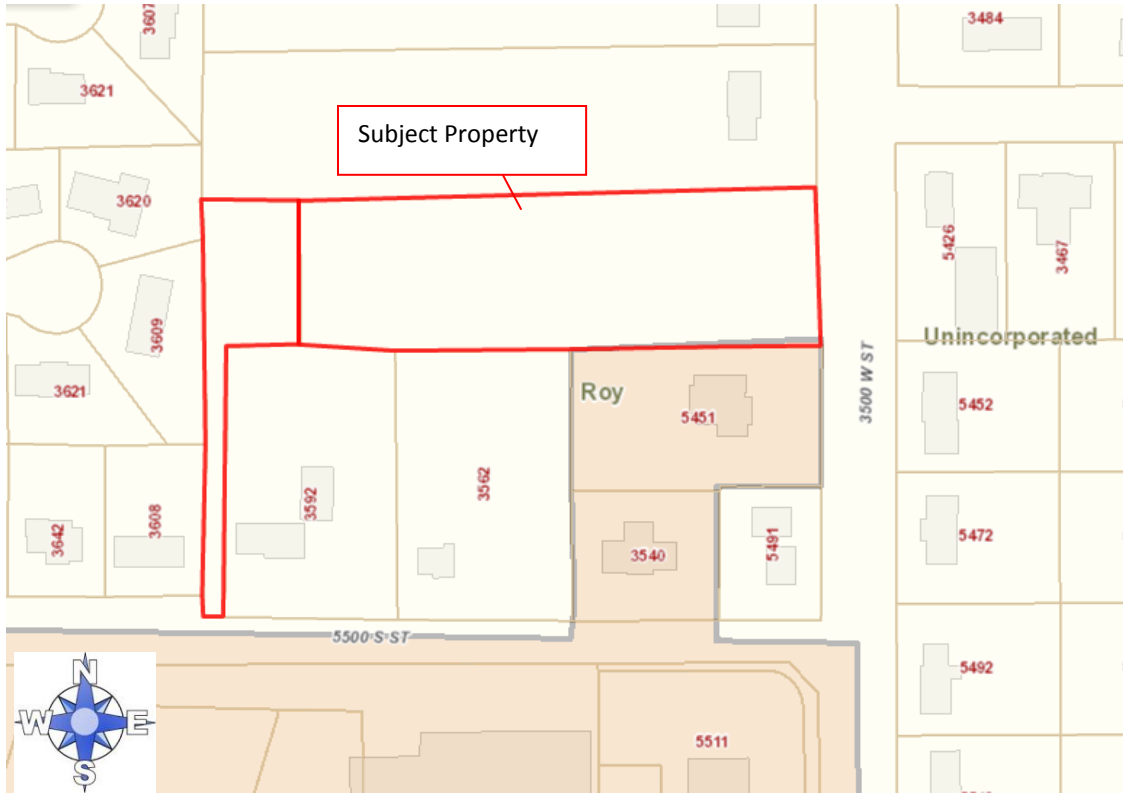
This recommendation is based on the following findings:

1. The proposed use conforms to the West Central Weber County General Plan.
2. The proposed use will provide the needed water sources to meet the demands of the Western Weber area.
3. The proposed use, if conditions are imposed, will not be detrimental to public health, safety, or welfare.
4. The proposed use, if conditions are imposed, will comply with applicable County ordinances.
5. The proposed use will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Exhibits

- A. Application
- B. Site and Building Plan

Map 1



Map 2



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	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Property Owner Contact Information			
Name of Property Owner(s) Hooper Water Improvement District/Scott Christiansen		Mailing Address of Property Owner(s) P.O. Box 217 Hooper, Utah 84315	
Phone (801) 985-1991	Fax		
Email Address (required) scott@hopperwater.net		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) Ryan Christensen		Mailing Address of Authorized Person 5150 South 375 East Ogden, Utah 84405	
Phone (801) 476-0202	Fax		
Email Address ryan@gecivil.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Information			
Project Name Well #1 Tank & Pump Station		Total Acreage 2.286	Current Zoning A-1
Approximate Address 3648 West 5500 South Roy, Utah		Land Serial Number(s) Parcels - 090730015 and 090730036	
Proposed Use Install new tank and Pump Station			
<p>Project Narrative Hooper water will be installing facilities at there existing will site to chlorinate the water from the source. The required improvements will include a 120,000 gallon concrete tank and pump station. The tank will provide the needed contact time for the chlorination before the chlorinated water is put into the system. The pump station will be used to pressurize the water into the system.</p> <p>Submitted with this application are Preliminary Construction Plans and details, including a Geo-technical Report for the proposed project.</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.

The existing Well House on the site includes a pump and chlorination system. The proposed tank and new pump station will not add any detrimental effects compared the to existing facilities on the site.

There will be temporary impacts due to construction activities.

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

Land Use Ordinance Sec.104-9-3(14) Water pumping plants and reservoirs.

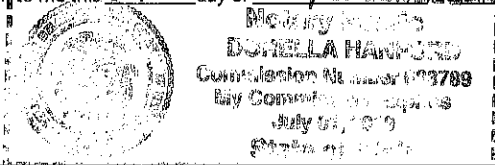
Property Owner Affidavit

I (We), Hooper Water Improvement District, 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.

Scott Christman for Hooper Water
(Property Owner) Improvement District

(Property Owner)

Subscribed and sworn to me this 21 day of April, 2017



Donella Hammond
(Notary)

Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, 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.

(Property Owner)

(Property Owner)

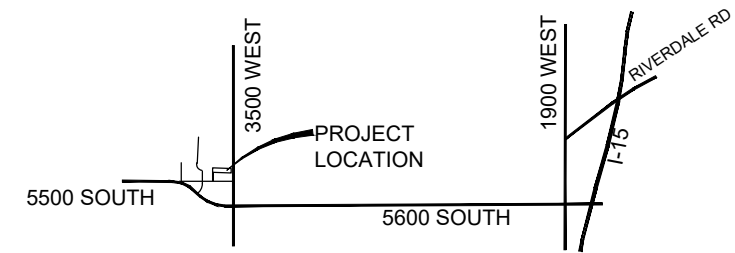
Dated this _____ day of _____, 20 _____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

(Notary)

OVERALL SITE PLAN

WELL #1 TANK AND PUMP STATION

3500 WEST 5500 SOUTH
PART OF SECTION 16,
TOWNSHIP 5, RANGE 2,
SALT LAKE BASE AND MERIDIAN
ROY, WEBER, UTAH



LOCATION MAP



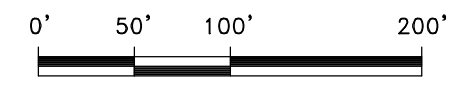
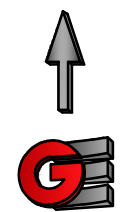
- SHEET INDEX**
- C1 OVERALL SITE PLAN
 - C2 SITE PLAN
 - C3 LANDSCAPE PLAN
 - SW1 SWPPP
 - SW2 SWPPP
 - DT1 PUMP STATION TYPICAL

*SEE S SHEETS FOR TANK STRUCTURE AND PUMP STATION.

AFFECTED PROPERTY
15,096 SF (0.347 ACRES)

A-1 ZONE

RE -15 ZONE



Scale in Feet
1" = 100'

Revisions	Date	Description

Date: 4-3-17	Scale: 1" = 100'	Designed: DW	Drafted: KN	Checked: RC
--------------	------------------	--------------	-------------	-------------

OVERALL SITE PLAN
WELL #1 TANK AND PUMP STATION
3500 WEST 5500 SOUTH
ROY, WEBER, UTAH

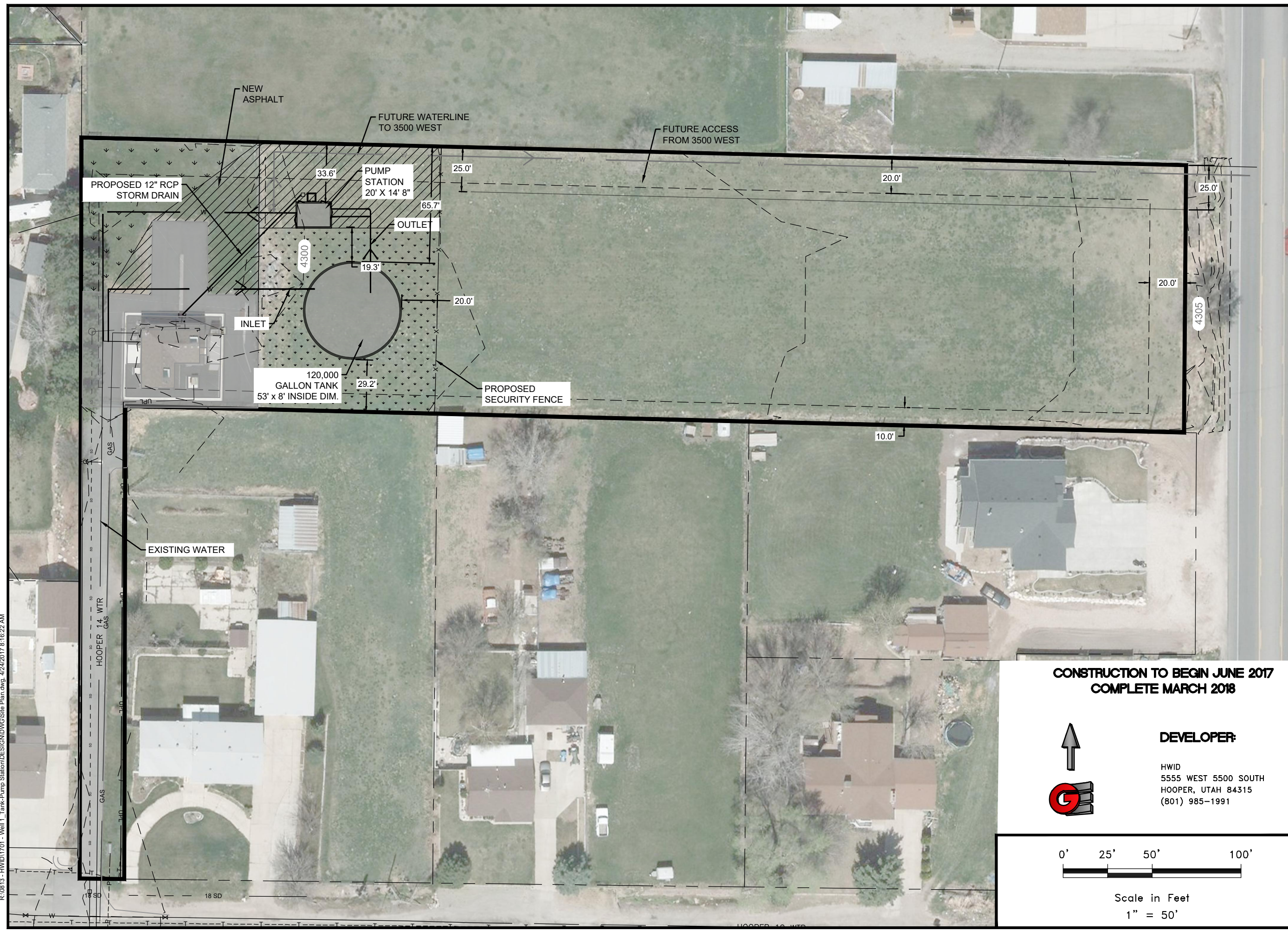
G

GARDNER
ENGINEERING

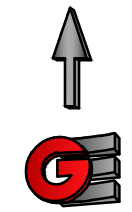
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING

5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

R:\0813 - HWID\1701 - Well 1_Tank-Pump_Station\DESIGN\DWG\Silo Plan.dwg, 4/24/2017 9:18:22 AM

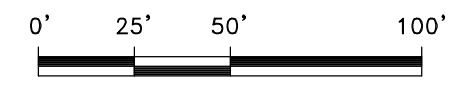


**CONSTRUCTION TO BEGIN JUNE 2017
COMPLETE MARCH 2018**



DEVELOPER:

HWID
5555 WEST 5500 SOUTH
HOOPER, UTAH 84315
(801) 985-1991



Scale in Feet
1" = 50'

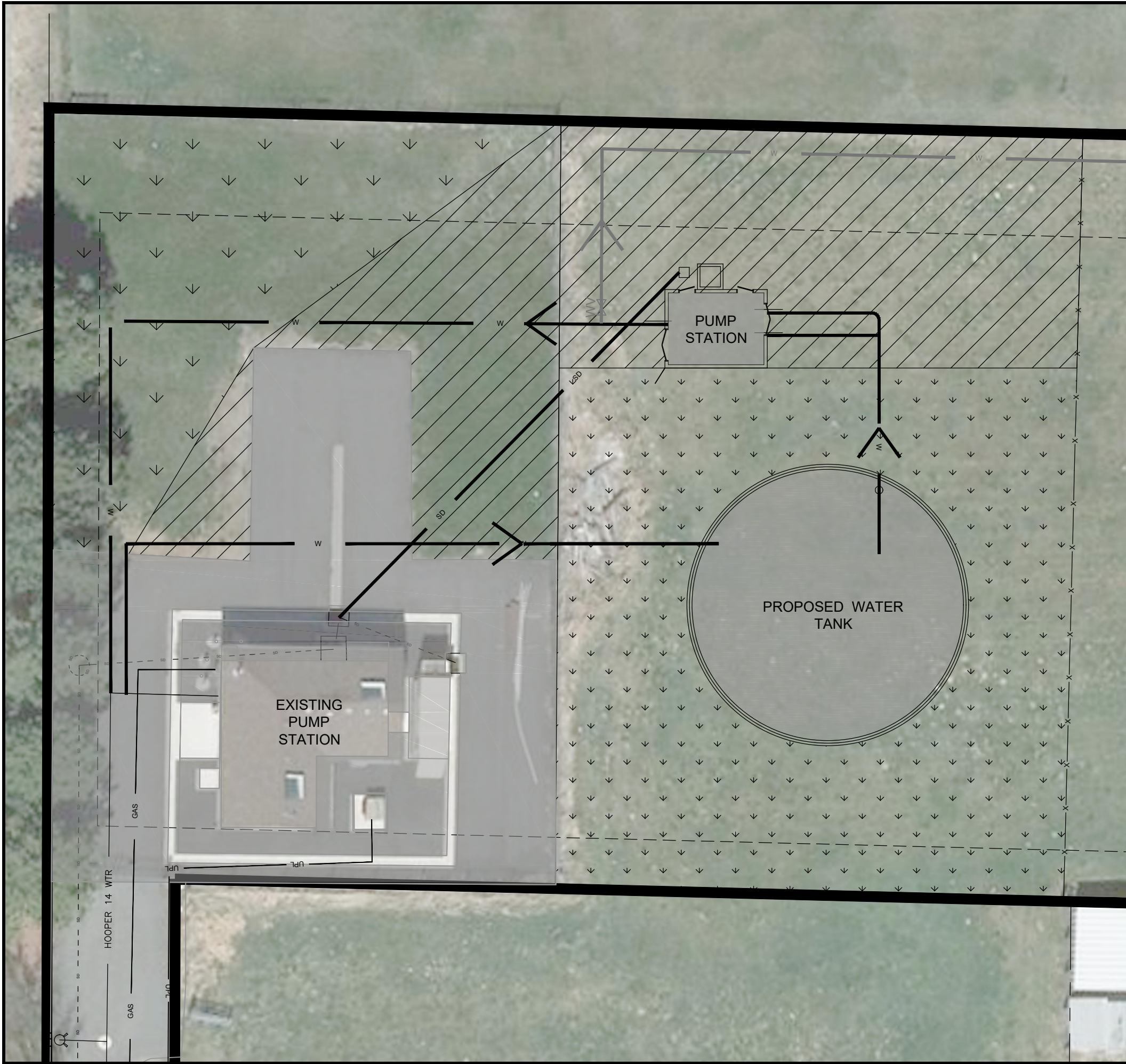
Revisions	
Date	Description

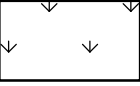



Date: 4-3-17
Scale: 1" = 50'
Designed: DW
Drafted: KN
Checked: RC

SITE PLAN
WELL #1 TANK AND PUMP STATION
3500 WEST 5500 SOUTH
ROY, WEBER, UTAH

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 3725 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066

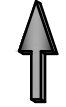
C2
2




-  EXISTING LANDSCAPE
-  PROPOSED LANDSCAPE (SEE NOTE 1)
-  EXISTING ASPHALT
-  PROPOSED ASPHALT

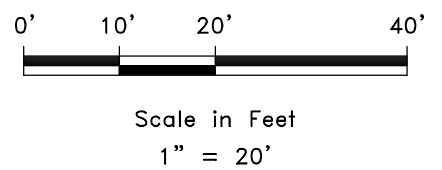
SITE SUMMARY		
AREA	(sf)	
EXISTING CONCRETE	2,006	6.67%
EXISTING ASPHALT	4,715	15.69%
EXISTING BUILDING	867	2.88%
EXISTING LANDSCAPE	4,355	14.49%
PROPOSED ASPHALT	7,503	24.96%
PROPOSED BUILDING/STRUCTURE	2,669	8.88%
PROPOSED LANDSCAPE	7,943	26.43%
TOTAL AREA	30,058	100.00%

NOTES:
 1. PROPOSED LANDSCAPE AREA - THE DISTURBED AREA WILL BE RE-SEEDED WITH PASTURE SEED MIX. SEED SHALL BE PLACED AFTER OCT. 15 AND BEFORE NOV. 15.
 2. SEEDED AREA SHALL BE IRRIGATED WITH HOSE & SPRINKLER ALONG WITH THE ESTABLISHED LANDSCAPE ON THE SITE.

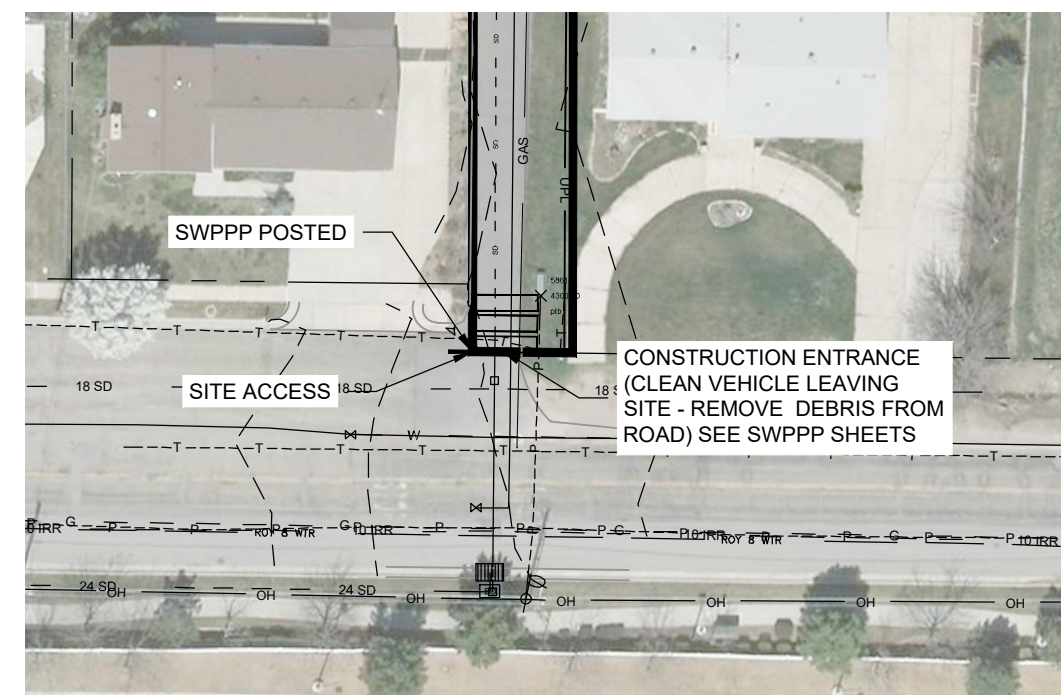
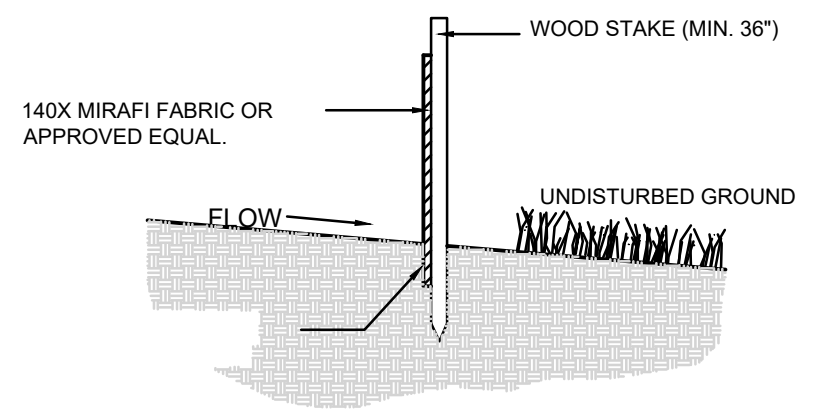
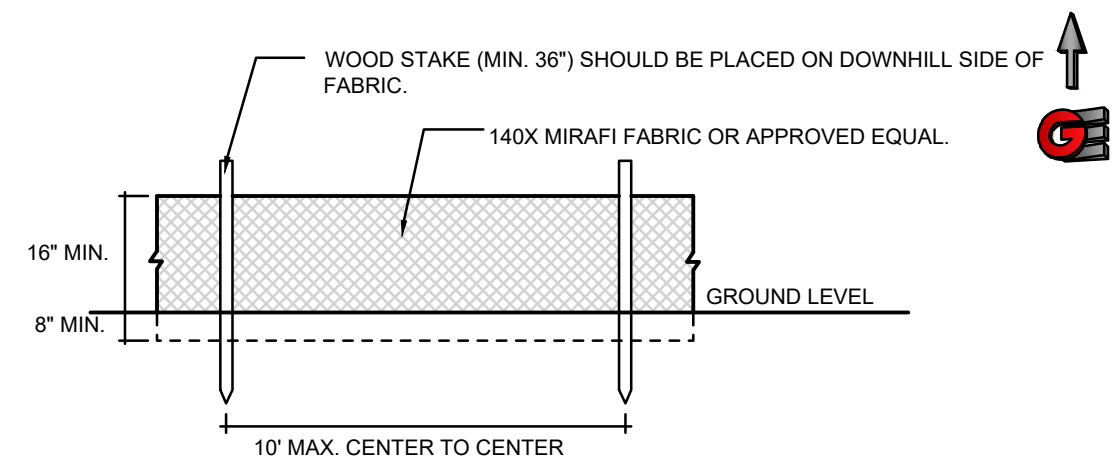


DEVELOPER:

 HWID
 5555 WEST 5500 SOUTH
 HOOPER, UTAH 84315
 (801) 985-1991



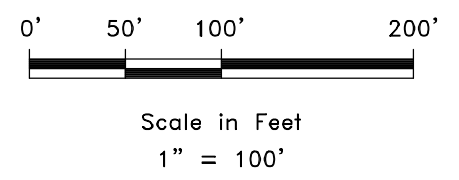
Date: 4-3-17	Scale: 1" = 20'	Designed: DW	Drafted: KN	Checked: RC
Revisions	Description			
Date				
LANDSCAPE PLAN				
WELL #1 TANK AND PUMP STATION				
3500 WEST 5500 SOUTH				
ROY, WEBER, UTAH				
GARDNER ENGINEERING				
CIVIL - LAND PLANNING MUNICIPAL - LAND SURVEYING				
5150 SOUTH 375 EAST OGDEN, UT OFFICE: 801.476.0202 FAX: 801.476.0066				
3				2



LEGEND

————— SILT FENCE

NOTE: ALL CONSTRUCTION TO CONFORM TO WEBER COUNTY STANDARDS AND SPECIFICATIONS.



Date: 4-3-17	
Scale: 1" = 100'	
Designed: DW	
Drafted: KN	
Checked: RC	
Revisions	Description
Date	

SWPPP
WELL #1 TANK AND PUMP STATION
3500 WEST 5500 SOUTH
ROY, WEBER, UTAH

GARDNER ENGINEERING
 CIVIL - LAND PLANNING
 MUNICIPAL - LAND SURVEYING
 5150 SOUTH 375 EAST OGDEN, UT
 OFFICE: 801.476.0202 FAX: 801.476.0066

SW
1

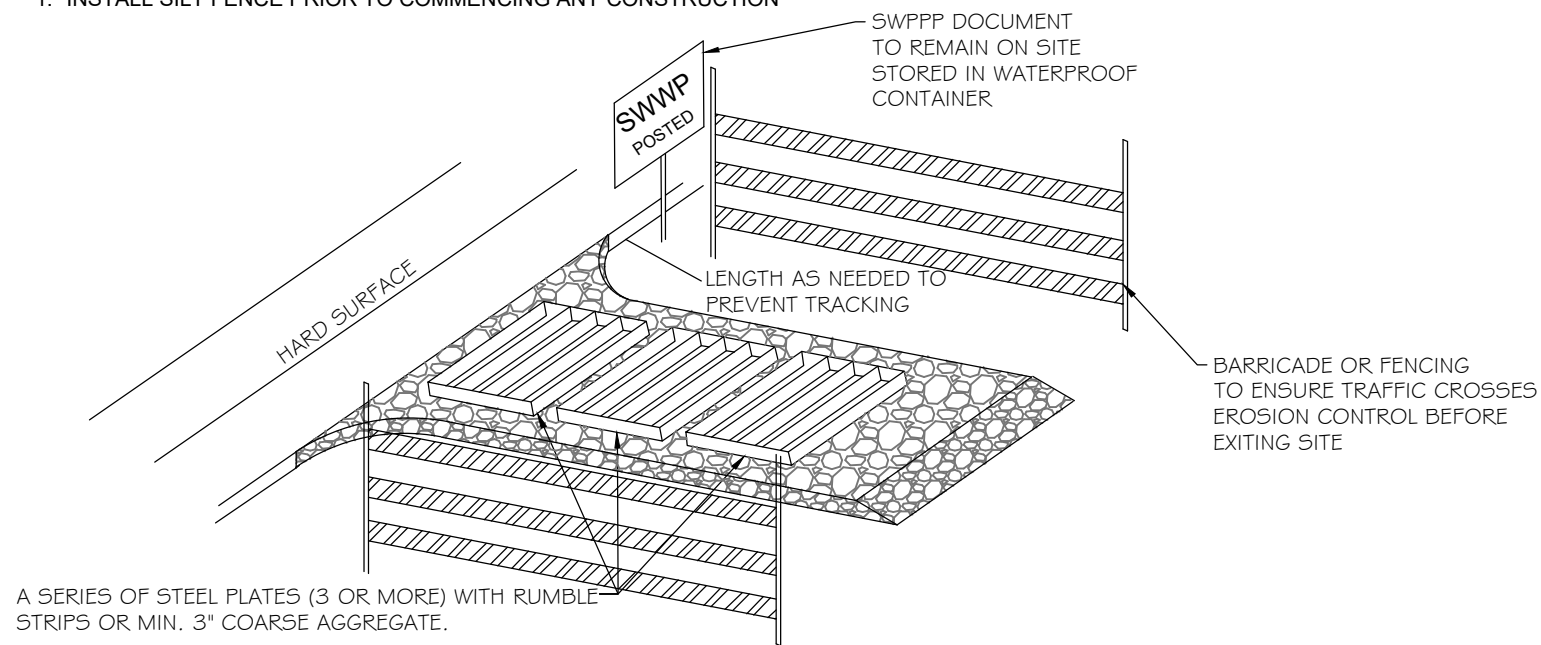
NOTE: ALL CONSTRUCTION TO CONFORM TO WEBER COUNTY STANDARDS AND SPECIFICATIONS.
INSPECTION TO BE PERFORMED WEEKLY BY A RSI OR OTHER CERTIFIED INSPECTOR.

STREET MAINTENANCE NOTES:

1. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS IMMEDIATELY.
2. SWEEP PAVED AREAS THAT RECEIVE CONSTRUCTION TRAFFIC WHENEVER SEDIMENT BECOMES VISIBLE.
3. PAVEMENT WASHING WITH WATER IS PROHIBITED IF IT RESULTS IN A DISCHARGE TO THE STORM DRAIN SYSTEM OR NATURAL WATERWAY.

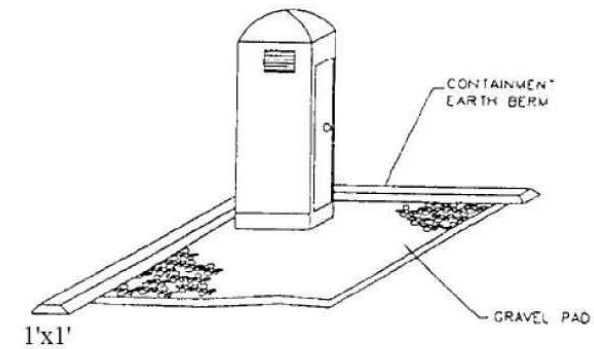
EROSION CONTROL NOTES:

1. INSTALL SILT FENCE PRIOR TO COMMENCING ANY CONSTRUCTION



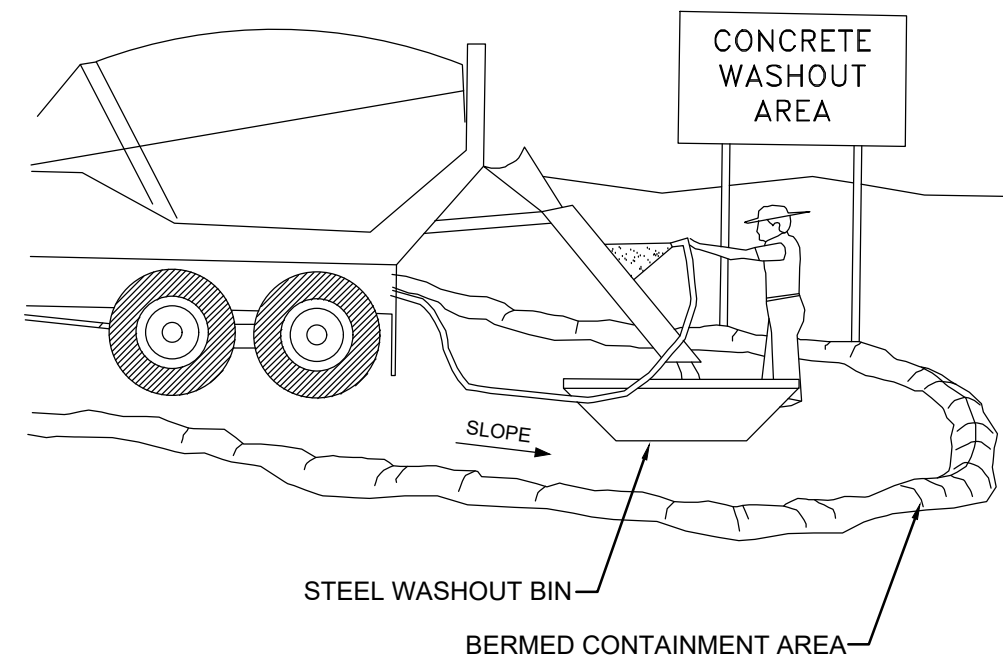
ENTRANCE STABILIZATION NOTES:

1. SEDIMENTS AND OTHER MATERIALS SHALL NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING DEPOSITED INTO THE STORM DRAIN SYSTEMS. DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCE SHALL BE:
 - a. LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE TO OR FROM A HARD DRIVING SURFACE.
 - b. A SERIES OF STEEL PLATES WITH "RUMBLE STRIPS", AND/OR MIN. 3" COARSE AGGREGATE WITH LENGTH, WIDTH AND THICKNESS AS NEEDED TO ADEQUATELY PREVENT ANY TRACKING ONTO PAVED SURFACES.
3. ADDING A WASH RACK WITH A SEDIMENT TRAP LARGE ENOUGH TO COLLECT ALL WASH WATER CAN GREATLY IMPROVE EFFICIENCY.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE SITES.



TEMPORARY ON-SITE FACILITIES (PORTA-POTTY) NOTES:

1. PREPARE LEVEL, GRAVEL SURFACE AND PROVIDE CLEAR ACCESS TO THE TOILETS FOR SERVICING AND FOR ON-SITE PERSONNEL.
2. CONSTRUCT EARTH BERM PERIMETER, CONTROL FOR SPILL/PROTECTION LEAK.
3. STAKE PORTA-POTTY TO GROUND TO PREVENT TIP OVER.



CONCRETE WASTE MANAGEMENT NOTES:

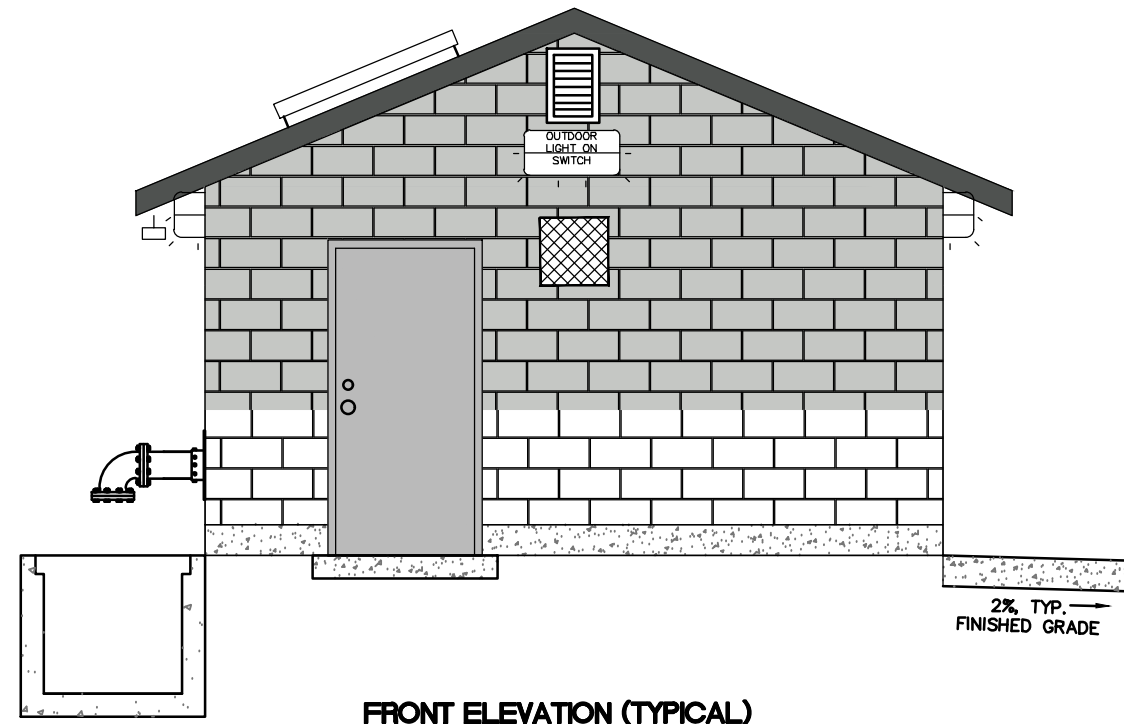
1. EXCESS AND WASTE CONCRETE SHALL BE DISPOSED OF OFF SITE OR AT DESIGNATED AREAS ONLY.
2. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
3. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS ONSITE, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED.
4. ONSITE CONCRETE WASHOUT CONTAINMENT FACILITY SHALL BE A STEEL BIN OR APPROVED ALTERNATE.
5. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.
6. CONCRETE WASH OUT TO BE EMPTIED WHEN IT REACHES 1/2 CAPACITY.

Date:	4-3-17
Scale:	#####
Designed:	DW
Drafted:	KN
Checked:	RC

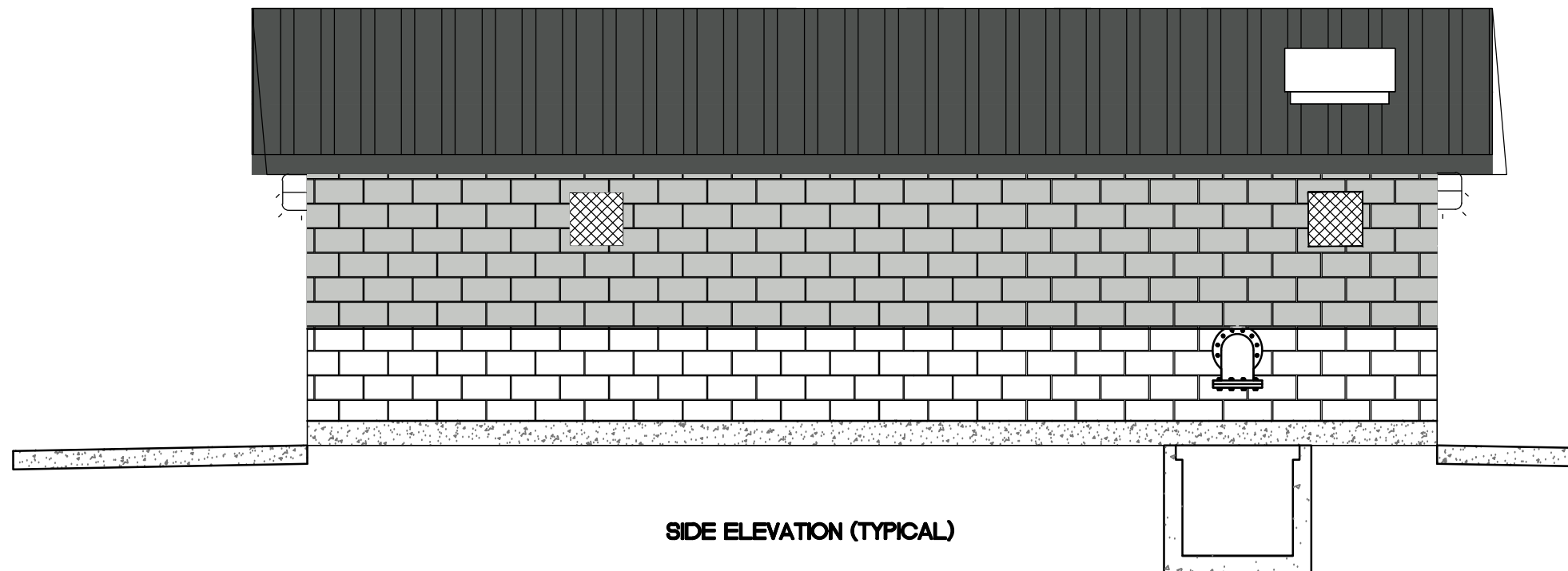
Revisions	Description
Date	

SWPPP DETAILS
WELL #1 TANK AND PUMP STATION
3500 WEST 5500 SOUTH
ROY, WEBER, UTAH

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066



EXISTING WELL HOUSE DURING CONSTRUCTION
(NEW PUMP STATION TO BE FINISHED SIMILAR TO EX WELL HOUSE)



NOTE:
THE BOTTOM 6 COURSES OF BLOCK SHALL BE SPLIT FACE AND THE REMAINDER SHALL BE STANDARD 8X16 BLOCKS, ALL BLOCK, ROOFING, GABLE SIDING, ETC. SHALL MATCH THE EXISTING BUILDING, SUBMIT SAMPLES TO ENGINEER FOR APPROVAL PRIOR TO PURCHASE OF VISIBLE EXTERIOR MATERIALS.

Revisions		Date	Description

Date:	4-3-17
Scale:	
Designed:	DW
Drafted:	KN
Checked:	RC

PUMP STATION
WELL #1 TANK AND PUMP STATION
3500 WEST 5500 SOUTH
ROY, WEBER, UTAH

GARDNER ENGINEERING
CIVIL - LAND PLANNING
MUNICIPAL - LAND SURVEYING
5150 SOUTH 375 EAST OGDEN, UT
OFFICE: 801.476.0202 FAX: 801.476.0066