



## Conditional Use Permit Application

The purpose and intent of Conditional Uses is to provide for additional review of certain uses to ensure compatible integration with the surrounding area. A Conditional Use Permit shall follow the provisions of Weber County Land Use Code **Title 108 Chapter 4**.

The proposal will be reviewed by the Land Use Authority based on its effects on the individual site or surrounding area. The applicant shall demonstrate that reasonable conditions are proposed, or can be imposed, to substantially mitigate the anticipated detrimental effects of the proposed use in accordance with the standards of Section 108-4-5 of the Weber County Land Use Code, or relevant standards or requirements of any other chapter of the Land Use Code.

A pre-application meeting is required prior to application submittal; please call (801) 399-8791 to make an appointment. Date of pre-application review meeting: April 11, 2017 Time: 2:00 pm

APPLICATION DEADLINE: Thirty (30) days prior to the next regularly scheduled Planning Commission meeting provided that the application can be deemed complete, reviewed and ready for presentation.

The Western Weber County Planning Commission holds their meetings on the 2<sup>nd</sup> Tuesday of the month. The Ogden Valley Planning Commission holds their meetings on the 4<sup>th</sup> Tuesday of the month.

### Application Submittal Checklist

The Planning Division will only accept complete applications with supporting documents as outlined below. Submitting an application does not guarantee that this application will be placed on the next Planning Commission agenda.

The following is required as part of the application form submittal:

- Complete Application Form including project narrative
- A non-refundable fee made payable to Weber County (See *Fee Schedule*)
- Vicinity Map showing the general property location
- A site plan showing details and other requirements as may be applicable in Title 108 Chapter 1 (Design Review), Title 108 Chapter 2 (Architectural, Landscape and Screening Design Standards), Title 108 Chapter 4 (Conditional Uses) Title 108 Chapter 8 (Parking and Loading Space, Vehicle Traffic and Access Regulations), and Title 108 Chapter 9 (Motor Vehicle Access).
- Water and wastewater plan
- Studies, reports, and other information that may be necessary to demonstrate compliance with applicable standards of 108-4-5 of the Weber County Land Use Code.
- All documents submitted in the application shall be accompanied by a PDF file of the respective document. All plans (including but not limited to site plans, architectural elevations/renderings, etc.), and subsequent submittals and revisions, shall be accompanied by a full scale set of PDF files of the respective plans.
- Obtain signature of the owner(s) on the application and any authorized representatives

### Fee Schedule



Property Zoning     A-1     Fee Required     \$225    

- Conditional Use Permit (Less than 5,000 sq. ft.) in any Forest, Shoreline, Agricultural, Residential, Mobile Home Park, Gravel, Commercial, or Manufacturing Zone \$225
- Conditional Use Permit (5,000 sq. ft. or greater) in any Forest, Shoreline, Agricultural, Residential, Mobile Home Park, Gravel, Commercial, or Manufacturing Zone \$225 + \$15 per 1,000 sq. ft.
- Conditional Use Permit for Planned Residential Unit Development (P.R.U.D.) \$500
- Conditional Use Amendments \$125

**Decision Requirements**

Pursuant to Section 108-4-4, 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.

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.

**Appeal, Revocation, Expiration, and Abandonment**

The decision of the Planning Commission may be appealed to the Board of Adjustment by filing such appeal within 15 days after the written decision of the Planning Commission.

The County Commission may uphold or reverse the decision of the Planning Commission and impose any additional conditions that it may deem necessary in granting an appeal. The decision of the County Commission shall be final.

A Conditional Use Permit may be revoked by the Planning Commission upon failure to comply with the applicant’s approved proposal, or any applied standard, or applicable requirement, provision, restriction, or condition of approval. Violation of any condition of approval of a conditional use permit shall constitute a violation of this Land Use Code. Rules for revocation are provided in Section 102-4-3.

Unless there is substantial action under a conditional use permit within a maximum period of one year of its approval from the Land Use Authority, the conditional use permit shall expire. The Land Use Authority may grant a maximum extension of six months. Upon expiration of any extension of time granted by the Land Use Authority, the approval for the conditional use permit shall expire and become null and void.

When an approved Conditional Use has been discontinued and/or abandoned for a period of one (1) year, the Conditional Use Permit becomes null and void. In order to restore the Conditional Use, a new application shall be filed for review and consideration by the Planning Commission.

# 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)
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## 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
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**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.

Submitted with this application are Preliminary Construction Plans and details, including a Geo-technical Report for the proposed project.

### **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.

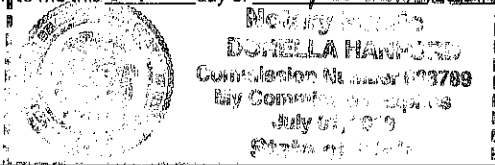
**Property Owner Affidavit**

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)