



Weber County

Weber County Planning Division
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Ogden Valley Planning Commission
NOTICE OF DECISION

February 27, 2013

Summit Group
ATTN: Russ Watts
5200 South Highlands Dr.
Salt Lake City UT 84117

Case No.: Conditional Use Permit 2013-02

You are hereby notified that your CUP application for a water tank, well, and pump house at Powder Mountain was heard by the Ogden Valley Township Planning Commission in a public meeting held on February 26, 2013 after due notice to the general public.

The Township Planning Commission finds that sufficient evidence was presented to establish:

The Planning Commission shall not authorize a conditional use permit unless evidence is presented to establish:

1. 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.

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

1. The water tank will be buried, and revegetated with native grass seeds. Any piping that is visible from the site will be visible from the road located below the tank. The well house will be painted a brown color and will be tucked in to the trees. There are no adjoining neighbors and an erosion control plan was submitted as part of this project

Access to the water tank, well, and pump house are from existing dirt roads. The road for the water tank will be realigned for better access.

2. The proposed water tank, well, and pump house will comply with all applicable zoning ordinances.

Therefore, the Weber County Planning Commission renders the following decision:

Granted Subject to

1. Requirements and recommendations of the County Engineers Office.
2. Requirements and recommendations of the County Fire District.
3. Requirements of the Weber County Health Department.
4. Requirements of the Weber County Building Inspection.
5. Requirements and recommendations of the State of Utah, Division of Drinking Water.



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- 6. Requirements and recommendations of the Geo-Technical Engineer.
- 7. Requirements and recommendations of Powder Mountain Water and Sewer.

Reason for Decision: Based on the fact that the application meets the requirements for 1 and 2 of the Criteria for issuing a Conditional Use permit, subject to staff and other agency comments and requirements. Prior to a Conditional Use permit being issued the applicant shall submit the appropriate required letters and/or permits from the appropriate review agencies.

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The decision of the Planning Commission may be appealed to the County Commission by filing such appeal within 15 days after the date of the meeting.