



Weber County Planning Division

Design Review Administrative Approval (Update to Camp Shawnee water system)

Site Plan Name: Camp Shawnee (CUP 14-2013)
Date Submitted: April 30, 2013
Land Serial Number: 16-005-0003 and 16-005-0008
Approximate Address: Approximate 4200 North 3300 East
Planning Division Staff Review: Jim Gentry

Background

The applicant is requesting approval of a conditional use permit to amend an existing site plan to make improvements to the water system at Camp Shawnee. The improvements to the water system are required by the Utah Department Environmental Quality Division of Drinking Water. The improvements include rehabilitation of Cold Water Canyon and Bear Canyon springs, installation of a 3 inch HDPE discharge and distribution piping, replacement of freeze proof yard hydrants, construction of a 12 foot by 16 foot (192 square feet) concrete block treatment building, and repairing the two existing water storage tanks. The Agricultural (AV-3) Zone allows a "public utility substation" as a conditional use. Upgrades to this site will bring the water system into compliance with the State. Majority of the work will be on existing infrastructure, except for the new treatment building.

Planning Division Review

▪ **Are the applicable requirements of the Weber County Zoning Ordinance complete?**

Staff has determined that Title 104 Chapter 6 Agricultural Valley (AV-3 Zone). This title has been complied with in the following ways:

- The AV-3 Zone allows "private recreation grounds" as a permitted use and "public utility substation" as a conditional use. This existing girl's camp will upgrade the water system to comply with state requirements. A new 12 foot by 16 foot (192 square feet) concrete block treatment building will be built. The building will house water filtration and disinfection equipment, electrical control equipment, and water quality instruments. The blocks will be a sage stone color and roof will be metal and a green color. Two exterior lights will be on during the night for operation and maintenance. There will be one three foot door for ingress/egress. The site plan shows a 100 foot buffer between the camp and the property line.
- The camp is 74 acres in size and the property owners maintain a 100 foot setback from the camp

and the property line. The new building is near the center of the property.

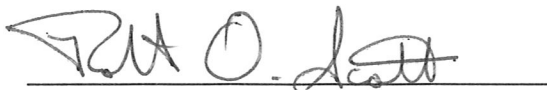
- The new building will meet all required setbacks.
- This is considered a minor change in that applicant is updating the existing water system, and the new building is less than 200 square feet.
- **Are review agency conditions and requirements complete?**
 - The Weber County Building Inspection Division is requiring a building permit.
 - The water system has to meet Utah Department Environmental Quality Division of Drinking Water requirements.
 - The Weber County Engineering Division has no concerns.
 - The Weber Fire District has approved the proposal.

Planning Division Findings

- The application was submitted and deemed complete on May 1, 2013.
- The requirements of Title 104 Chapter 6 Agricultural Valley (AV-3 Zone) have been complied with as described above.
- Review agency requirements can be complied with.

Based upon the findings listed above, the site plan for Camp Shawnee to upgrade the water system is hereby approved.

Date of Administrative Approval: May 8, 2013



Robert O. Scott
Weber County Planning Director

Exhibits

- A. Camp Shawnee site plan

The exhibits are considered the approved documents associated with this site plan.