

# 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) Uintah City		Mailing Address of Property Owner(s) 2191 E 6550 S Uintah, UT 84405	
Phone (801) 479-4130	Fax (801) 476-7269		
Email Address (required) uintahcity@uintahcity.com		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) Matthew Hartvigsen, Jones & Associates Consulting Engineers		Mailing Address of Authorized Person 6080 Fashion Point Drive South Ogden, UT 84403	
Phone (801) 391-5711	Fax		
Email Address matth@jonescivil.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

## Property Information

Project Name Bybee Replacement Tank	Total Acreage 1.05	Current Zoning RE 20
Approximate Address 6400 S Bybee Drive	Land Serial Number(s) 07-099-0014	

Proposed Use  
Utility - Buried Water Storage Tank

**Project Narrative**

The water tank property is zoned RE 20. Water storage facilities are a conditional use for the RE 20 zone noted by Sec 104-3-5 (h) of the Weber County Land Use Code.

There is an existing water tank on the property that was constructed in 1970. It is a partially buried concrete structure. The existing tank needs to be replaced due to structural deficiencies identified by the State of Utah, Division of Drinking Water.

For operational reasons, the existing tank cannot be removed until a new tank is constructed. However, the site is too small for the new tank and the existing tank. Consequently, a smaller tank will be constructed and put on line first. Following the construction of the new smaller tank the existing tank will be removed and a second smaller tank will be constructed to meet the storage needs for Uintah City.

Because the proposed structures will be underground with only the concrete deck exposed, we believe that they may reasonably be compared to buried utility lines and treated similarly for setbacks and visual impacts.

Site hazards include steep slopes and the proximity to the Wasatch Fault Zone which is located along the western base of the Wasatch Mountain Range. A surface fault rupture hazard evaluation was conducted in June 2000 by Terracon Consulting Geotechnical Engineers. Due to the age of the Terracon report an additional site investigation was conducted in April 2020 by Wester Geologic & Environmental. Both reports identify soil displacement at the site consistent with faulting and/or lateral spread landslide activity that may have occurred shortly after the retreat of Lake Bonneville. A geotechnical investigation was also conducted in May 2020 which identifies specific soil characteristics. Both the surface fault rupture hazard evaluation and the geotechnical investigation provide information necessary for the structural engineer to design the proposed facilities.

A technical design meeting was held on May 27, 2020 with city staff, the city engineer, structural engineer, geotechnical engineer, and professional geologist to discuss the design of the proposed structures under the expected site constraints and conditions. The design of the proposed facilities, including design calculations and reports, will be reviewed by the State of Utah, Division of Drinking Water. Preliminary verification with respect to these constraints has been obtained from the Division of Drinking Water indicating that the site can be utilized for the proposed drinking water facility.

## 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.

**Activity:** The proposed facility is consistent with the current conditional use since a water tank is already located at the site. Daily activity at the site is expected to be less than the activity expected for the governing RE 20 residential zone. In the 50 years that the existing tank has been operational, there has been minimal activity at the site. Weekly site visits are made by the system operator to check on the facility, perform routine care and maintenance, and conduct informal inspections. Formal inspections are scheduled every three years by the local health department or the Utah State Division of Drinking Water. Past maintenance activities include a significant repair to the tank lid in 2000 when the concrete lid was removed and replaced. Minor repairs were made to the exposed walls of the tank in 2019 to seal up some exposed cracking in the concrete. It is expected that similar maintenance and activities may be necessary for the proposed facility. We do not believe that activities at the site will be detrimental to the overlying RE 20 residential zone.

**Parking:** The proposed facility is not expected to regularly utilize any on street parking. Off-street parking will be provided for activities such as the weekly site visits or scheduled inspections. The site will be provided with a vehicular access road leading up to the top of the tanks so that the system operator can park next to the tank access hatches which can be opened to visually inspect the interior. The proposed off-street parking can also accommodate other activities needed to provide regular maintenance at the site.

**Traffic:** The proposed facility will not increase traffic or inhibit traffic circulation.

**Signs and Advertising:** No signs or advertising will be desired at the site.

**Storage:** This is an underground water storage facility. No materials are expected to be stored at the site.

**Delivery and Loading:** The proposed facility will not require delivery of product. Loading and unloading of product is not expected at the site.

**Architecture and Landscaping:** The proposed facility is not expected to create any additional visual impacts to the area. The new tanks will be backfilled and hidden from view much like the existing tank. Due to the nature of the facility it is best to keep it unrecognizable as much as possible. The site is currently covered by natural vegetation. Bare soil exposed from grading activities shall be covered with native vegetation to protect against soil erosion by wind or water and restore the pre-construction conditions at the site. Native vegetation is also helpful to conserve water.

**Noise:** The proposed facility is not expected to produce any noise either during the day or during the night. We believe that it will have less impact than a typical residence in the current zone.

**Lighting:** The proposed facility is not expected to require any lighting that could disturb the current residential zone.

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

Uintah City proposes to continue the specified conditional use of the property as a culinary water tank site. It is understood that the use of the property is limited by the overlying RE 20 residential zone established by Weber County. It is not expected that any function of the proposed facility will be detrimental to the surrounding use.

The site is also encumbered by access easements. The proposed improvements do not inhibit the use of the existing access easement.

Geologic constraints are expected to be present at the site. These are discussed in the geologic and geotechnical reports attached to this application. These reports include design criteria necessary to mitigate for the anticipated site conditions. Stabilization of slopes will be addressed by the design engineers.

The design, operation, and maintenance of drinking water facilities is also governed by the Utah State Department of Environmental Quality, Division of Drinking Water. Design and plan approval are subject to review by state engineers who check the plans against the Administrative Rules established by the State of Utah.

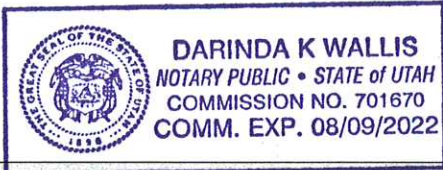
**Property Owner Affidavit**

I (We), Uintah City Corporation, 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.

Gordon S. Cutler  
(Property Owner)

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(Property Owner)

Subscribed and sworn to me this 26<sup>th</sup> day of October, 2020.



Darinda K Wallis  
(Notary)

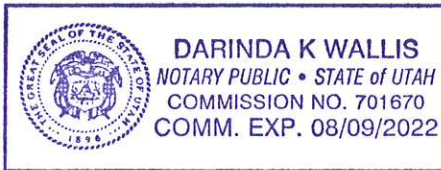
**Authorized Representative Affidavit**

I (We), Uintah City Corporation, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Jones & Associates Engineers, 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.

Gordon S. Cutler  
(Property Owner)

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(Property Owner)

Dated this 26<sup>th</sup> day of October, 2020 personally appeared before me Gordon S. Cutler, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



Darinda K Wallis  
(Notary)