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Weber County Planning Division
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Dear Weber County Planning Division:

Uintah City is requesting a conditional use permit to reconstruct a culinary water tank at approximately 6400 South and Bybee Drive. The following information is to demonstrate that the proposed facility meets the criteria found in Title 108, Chapter 4 Section 4 of the Weber County Code and other applicable review criteria specific to the proposed facility.

Background:

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 online 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 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.

Detrimental effects to Zone RE 20:

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.

Fencing: The site is currently protected by a security fence. The new site will also need security fencing as required by the Division of Drinking Water rules and standards.

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.

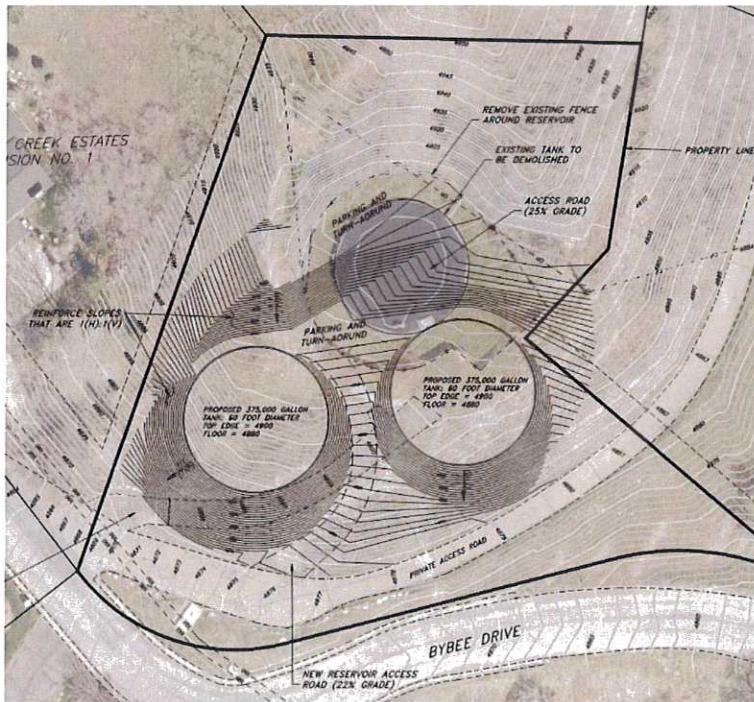
Lighting: The proposed facility is not expected to require any lighting that could disturb the current residential zone.

Other: We do not believe that there will be any other detrimental effects to consider.

Please consider the above explanation for the requested conditional use permit. Below is a photograph of the site looking eastward from Bybee Drive and a portion of the conceptual site plan showing the proposed changes.



Photo of the existing reservoir site. Taken from Bybee Drive looking east.



Conceptual site plan