



Staff Report to the Weber County Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: A request for a one-time 6-month time extension to remove an old water tank and build two new 375,000-gallon water tanks that serve Uintah City.

Agenda Date: Wednesday, September 29, 2021

Type of Decision: Administrative

Applicant: Uintah City

Authorized Agent: Matt Harvigston, Jones and Associates Consulting Engineers

File Number: CUP# 2020-17

Property Information

Approximate Address: 6400 S Bybee Drive

Project Area: 1.05

Zoning: RE-20

Existing Land Use: Public Utility

Proposed Land Use: Public Utility

Parcel ID: 07-099-0014

Township, Range, Section: Township 5 North, Range 1 West, Section 24

Adjacent Land Use

North:	Residential	South:	Residential
East:	Residential	West:	Residential

Staff Information

Report Presenter: Felix Lleverino
flleverino@co.weber.ut.us
801-399-8767

Report Reviewer: SB

Applicable Ordinances

- Section 108-4-8 (Revocation and Expiration)

Summary and Background

On Tuesday, November 10th, 2020 The Western Weber Planning Commission heard and approved a conditional use permit to remove an old water tank and build two new 375,000-gallon water tanks that serve Uintah City. This property, owned by the Uintah City, fronts on Bybee Drive. The total land acreage amounts to 1.05-acres. The project area including site grading occupies approximately 21,602-sq. ft. of the parcel.

Mr. Matt Harvigston, with Jones and Associates Consulting Engineers, contacted the Weber County Planning Office to describe the work that has taken place on the site to date and listed the remaining tasks that will be completed. In anticipation that CUP 2020-17 is due to expire on November 10th, 2021, Kristi Bell, from the Uintah City Council, has submitted a formal time extension request attached as Exhibit A.

Section 108-4-8 (2) of the Uniform Land Use Code of Weber County specifies time extension details:

Sec 108-4-8 Revocation And Expiration

1. A conditional use permit may be revoked by the land use authority 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.

2. 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.

Staff Recommendation

The Planning Division recommends approval of the 6-month one-time, time extension request, to remove an old water tank and build two new 375,000-gallon water tanks. This recommendation is subject to the following conditions:

1. Substantial action to complete the project is underway by May 10th, 202 2

This recommendation is based on the following findings:

1. The applicant has described a valid reason for the approval of a time extension.
2. The time extension request is was submitted before expiration.
3. The extension is not contrary to Weber County Land use Code.

Administrative Approval

Administrative approval of a 6-month one-time, time extension request, to CUP2020-17. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: 9/29/21

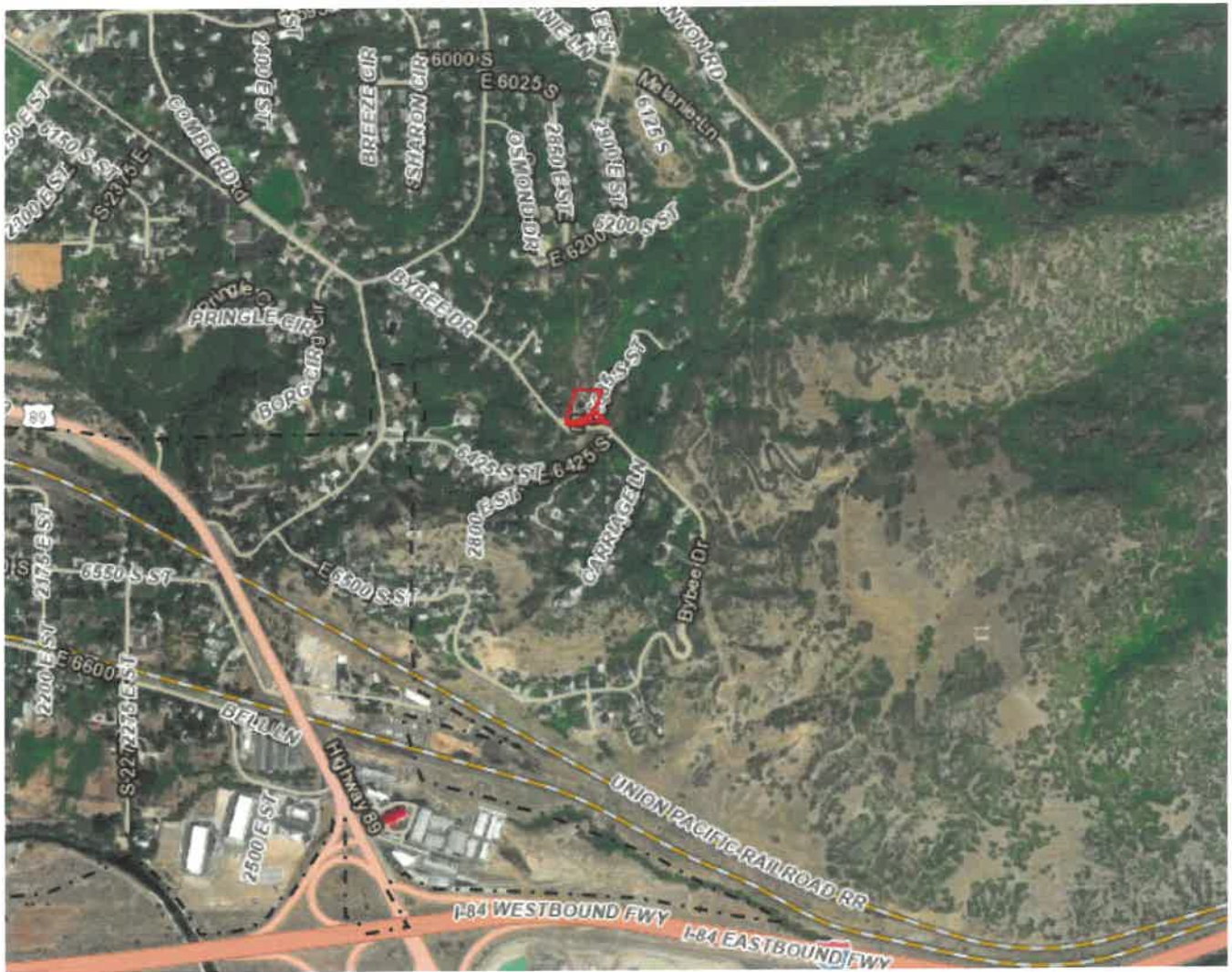


Rick Grover
Weber County Planning Director

Exhibits

- A. Written Request
- B. CUP2020-17 Notice of Decision
- C. Site Plan

Area Map



UINTAH CITY

2191 East 6550 South – Uintah, Utah 84405

(801) 479-4130

Fax: (801) 476-7269

Office Hours: M-Th 9:00-5:00 & Fri 9:00 – 1:00



Kristi Bell, Uintah City Councilwoman
2191 East 6550 South
Uintah City, UT 84405
(801) 479-4130

Weber County Planning Division
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
(801) 399-8791

Dear Weber County Planning Division:

Background:

The Weber County Planning Commission issued a Conditional Use Permit No. 2020-17 to Uintah City for the reconstruction of the Bybee Water Tank located at 6384 South Bybee Drive. This water tank supplies culinary water to the residents of Uintah City.

Work completed to date:

At the time of application the City had intended to begin the design and construction process. However, the project was delayed while the City completed construction agreements and pursued additional funding. The city has been able to complete the following work since the time that the CUP was issued in November 2020:

1. The City has formally adopted the construction plan in the CUP.
2. The site plan design has been completed.
3. An Easement Encroachment Agreement was completed with the Bureau of Reclamation for improvements that would affect the Weber Aqueduct's right-of way. This was a lengthy process due to federal agency involvement.
4. Coordination was initiated with the affected utility companies such as Rocky Mountain Power and Century Link.
5. The structural engineer has started the design of the tank details.
6. The City has continued to acquire additional project funding in response to unusual inflationary costs.

The project is expected to advance on the following timeline:

- October-November 2021 – Complete the construction design package and specifications
- December 2021 – Obtain plan approval from the Division of Drinking Water
- January 2022 – Advertise and bid out the project
- February-March 2022 – Complete the project award and construction agreements
- March-August 2022 – Construction phase to substantial completion
- September-October 2022 – Complete project punch list items and final completion

We thank you for considering the above explanation for the time extension for CUP 2020-17. Please contact us if you have any questions.


Kristi Bell, City Council


Gordon Cutler, Mayor



Weber County Planning Division
 www.co.weber.ut.us/planning_commission
 2380 Washington Blvd., Suite 240
 Ogden, Utah 84401-1473
 Voice: (801) 399-8791
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Weber County Planning Commission
NOTICE OF DECISION

November 12, 2020

Matt Harvigston, Jones and Associates Consulting Engineers
 6080 Fashion Point Drive
 South Ogden, UT 84403

Uintah City
 2191 E 6550 S
 Uintah, UT 84405

Case No.: Conditional Use Permit 2020-17

You are hereby notified that the Planning Commission approved file# CUP 2020-17 in a public meeting held on November 10, 2020. The proposal includes plans to demolish an old water tank and replace it with two new 375,000-gallon water tanks. This recommendation for approval is subject to all review agency requirements and with the following conditions:

1. The applicant shall maintain the site with a good visual appearance and structural integrity.
2. The project shall adhere to all State, and County ordinances.
3. The development of the site must comply with all recommendations outlined in the geotechnical report prepared by Christensen Geotechnical, dated May 16, 2020.

This recommendation is based on the following findings:

1. The proposed use conforms to the Weber County Code.
2. The proposed use is not anticipated to cause harm to the natural surroundings.
3. The proposed is not anticipated to be detrimental to the public health, safety, or welfare by adhering to State and County regulations.
4. The proposed use, if conditions are imposed, will comply with applicable County ordinances.

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.

JONES & ASSOCIATES
 CONSULTING ENGINEERS
 6040 Forbes Point Drive
 Salem, Oregon, USA 97305
 (503) 478-0799 www.jonesa.com

**STORAGE TANKS
 PRELIMINARY PLAN**

URBAN CITY CORPORATION
 STORAGE TANK REPLACEMENT PROJECT

DATE	11/21/17
SCALE	1" = 20'
SHEET	7
OF 15 SHEETS	



- CONSTRUCTION ACTIVITY NOTES:**
1. LOAD RESTRICTIONS APPLY TO WORK PERFORMED NEAR THE BUREAU OF RECLAMATION ADJACENT. THE LOAD RESTRICTED AREA SURROUNDING THE ADJACENT IS DEFINED AS A ZONE WITHIN 12-1/2 FEET FROM THE CENTERLINE OF THE ADJACENT (25-1/2 FEET TOTAL WIDTH).
 2. ALL WORK SHALL BE PERFORMED WITHIN THE RESTRICTED AREA AT ALL TIMES DURING CONSTRUCTION. LOCATING AND LIMITS OF THE LOAD RESTRICTED AREA AT ALL TIMES DURING CONSTRUCTION. LOCATING AND LIMITS OF THE LOAD RESTRICTED AREA AT ALL TIMES DURING CONSTRUCTION.
 3. RESTRICTED AREA TO ENSURE THAT ANY COMBINATION OF CONSTRUCTION WITHIN THE LOAD RESTRICTED AREA DOES NOT EXCEED THE DESIGN CAPABILITIES OF THE ADJACENT.
 4. RESTRICTED AREA IS 45'-0" WITHIN THE LOAD RESTRICTED AREA. ALL WORK SHALL BE PERMITTED WITHIN THE LOAD RESTRICTED AREA. SOIL COMPACTOR EQUIPMENT SHALL NOT EXCEED 1500 LB.
 5. DYNAMIC LOADING OF EQUIPMENT INCLUDING SOIL COMPACTOR EQUIPMENT SHALL NOT EXCEED 1500 LB. LOADING WITHIN A MINIMUM OF 4'-0" FROM THE CORNER OF THE LOAD RESTRICTED AREA.
 6. LOADS FROM AUTOMOBILES, TRAILERS, WHEELS, OR JACKS IS NOT PERMITTED WITHIN THE LOAD RESTRICTED AREA.
 7. AREA NOT PLACE FILL OR TEMPORARILY STORAGE CONSTRUCTION MATERIALS IN THE LOAD RESTRICTED AREA.
 8. ONLY UTILIZE STATIC ROLLING COMPACTION METHODS FOR CONSTRUCTION ACTIVITIES. DO NOT USE VIBRATORY COMPACTION AT THE CONSTRUCTION SITE.

- GENERAL NOTES:**
1. TANKS ARE CAST-IN-PLACE REINFORCED CONCRETE STRUCTURES.
 2. DURING CONSTRUCTION, ALL EXISTING UTILITIES SHALL BE PROTECTED AND SHALL REMAIN IN PLACE TO PREVENT THE DISCHARGE OF POLLUTANTS INTO ADJACENT STORM WATER FACILITIES.
 3. THE EXISTING RESERVOIR CANNOT BE REMOVED UNTIL ONE OF THE NEW RESERVOIRS HAS BEEN CONSTRUCTED.
 4. THE PRIVATE ACCESS ROAD MUST BE MAINTAINED AND LEFT OPEN DURING ALL PHASES OF CONSTRUCTION.
 5. OWNER'S ENGINEERS HAVE BEEN SET BY REVE AND ASSOCIATES, INC (SEE RECORD OF SURVEY 228-001, MAY 18, 2020).
 6. SEE SURFACE FAULT RUPTURE HAZARD EVALUATION FOR GEOLOGIC CONDITIONS (WESTERN BUREAU OF RECLAMATION (B.C.R.) REPORT OF-OF-WAY OR EXISTENCE AND PRESENT ON THE SITE CONTRACTORS, SUBCONTRACTORS, EQUIPMENT OPERATORS, DRIVERS AND EMPLOYEES SHALL BE ACCOUNTABLE TO RECEIVE TRAINING FROM THE BUREAU OF RECLAMATION OR THEIR REPRESENTATIVE PRIOR TO BEGINNING WORK.

