



# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on CUP 2014-01 – Expanding the Ogden City Water Treatment Facility in Ogden Canyon by removing the existing filter building and two (2) sludge drying beds and constructing three (3) new buildings, and site work

**Agenda Date:** March 25, 2014

**Applicant:** Kenton Moffett; Ogden City

**File Number:** CUP2014-01

### Property Information

**Approximate Address:** 900 Ogden Canyon

**Project Area:** Ogden City Water Treatment Facility

**Zoning:** Forest Residential FR-1 & Forest F-40 Zones

**Existing Land Use:** Water Treatment Facility

**Proposed Land Use:** Water Treatment Facility

**Parcel ID:** 20-017-0006; 20-017-0008; 20-017-0010

**Township, Range, Section:** 6N 1E Section 16

### Staff Information

**Report Presenter:** Steve Parkinson  
sparkinson@co.weber.ut.us  
801-399-8768

**Report Reviewer:** JG

## Applicable Ordinances

- Land Use Code Title 104 Chapter 9 (Forest Zone)
- Land Use Code Title 104 Chapter 13 (Forest Residential Zone)
- Land Use Code Title 108 Chapter 1 (Design Review)
- Land Use Code Title 108 Chapter 2 (Architectural, Landscape, and Screening Design Standards)
- Land Use Code Title 108 Chapter 4 (Conditional Uses)
- Land Use Code Title 108 Chapter 10 (Public Buildings and Public Utility Substations and Structures)

## Type of Decision

**Administrative Decisions:** When the Planning Commission is acting as a land use authority, it is acting in an administrative capacity and has much less discretion. Examples of administrative applications are design reviews, flag lots, and subdivisions. Administrative applications must be approved by the Planning Commission if the application demonstrates compliance with the approval criteria.

## Background

The applicant is requesting approval to expand their existing conditional use permit # 2014-01 for a Water Treatment Facility at approximately 900 Ogden Canyon. Ogden City is the operator of the plant and leases the property from the U.S. Government.

No changes are proposed to the actual use as a water treatment plant, but significant changes and upgrades are proposed to the site and buildings. The applicant is proposing the following changes:

<u>Removal</u>	<u>Proposed to Install</u>
Filter building (the large building to the south)	New Microfiltration building (south of main building)
Two (2) sludge drying beds	Pall microfiltration membrane equipment
Steel backwash tank	Yard piping
Influent channels	Mechanical dewatering equipment
	Additional landscaping & site work.

All of these proposed changes are improvements to the existing site. Two (2) of the three (3) sludge drying beds are being removed and replaced with vegetation.

In 1994 there was an approval given for an expansion of the CUP to add a building (the Pretreatment Building), along with some landscaping, which was an improvement to the site back then. The Planning Commission was concerned about the potential odor coming from the sludge ponds, but found that they were virtually odorless. Today's proposed expansion is to remove two (2) of the three (3) ponds, thus reducing the previous concern. The new proposal is an improvement to the overall site and use.

There are three (3) new buildings that are proposed. The largest is 100' x 110' and the other two buildings are 30' x 40'. (See exhibit "E & F" for the architectural elevations) The proposed buildings will be located further from the road than the current pretreatment building on the east of the property.

Ogden City is also proposing a large amount of landscaping to be added to the site. This landscaping can be found throughout the entire site as shown in exhibit "D".

The following are the concerns that staff has regarding this project that have yet to be resolved:

- Need a materials board, including color and material samples.
- The proposed Mechanical Dewatering Building and the Solids Storage Building are proposed to be built with property lines splitting the buildings.
- Parking stalls are to be no less than nine (9) feet in width and are to be no less than 180 sq.-ft (9'x20').
- One (1) ADA Parking stall is required.
- Dumpster? Where will it be located? It must be screened.
- There are areas to be hydro-seeded, what type of mixture is being proposed?
- Egress & Ingress going onto or from HWY 39. All drive accesses need to have the largest sight-triangle possible for safety reasons, regardless if it is a main or secondary access.

Only two (2) other departments or agencies have responded with a reviews:

- Weber County Fire – has no issues with the CUP
- US Forest Service – has only one concern – They suggest that the exterior of the building continue to appear harmonious with the surrounding natural environment. This primarily means that the colors of the brick & and roof remain as close to what exists now.

Many of these issues mentioned above are simple and can be resolved during the Planning Commission meeting or by staff.

## Summary of Planning Commission Considerations

Conditional uses shall be approved on a case-by-case basis. The Planning Commission shall not authorize a conditional use permit unless evidence is presented to establish:

1. Reasonably anticipated detrimental effects of a proposed amended 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 existing use does comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

Staff feels that there are fewer detrimental effects (i.e. noise, smoke, dust, odor, vibration or light) for this use with the modifications to the site than the existing site. Staff has yet to receive any complaints for the use regarding these issues.

The applicant is not changing the existing use, but is expanding or modifying the site. The current use has been at this location and has been functioning for several decades. The proposed amendments comply with all Land Use Codes

## Conformance to the General Plan

This application conforms to the Ogden Valley General Plan by providing additional infrastructure for anticipated water needs.

## Conditions of Approval

1. Requirements and recommendations of the County Engineering Division.
2. Requirements and recommendations of the Weber Fire District.
3. Requirements of the Weber County Health Department.
4. Requirements of the Weber County Building Inspection Division.
5. Requirements of the Utah Department of Transportation (UDOT).

## Staff Recommendation

Staff's recommends *approval* of the expansion of the Ogden City Treatment Facility and requires that all County & State review requirements are satisfied.

## Exhibits

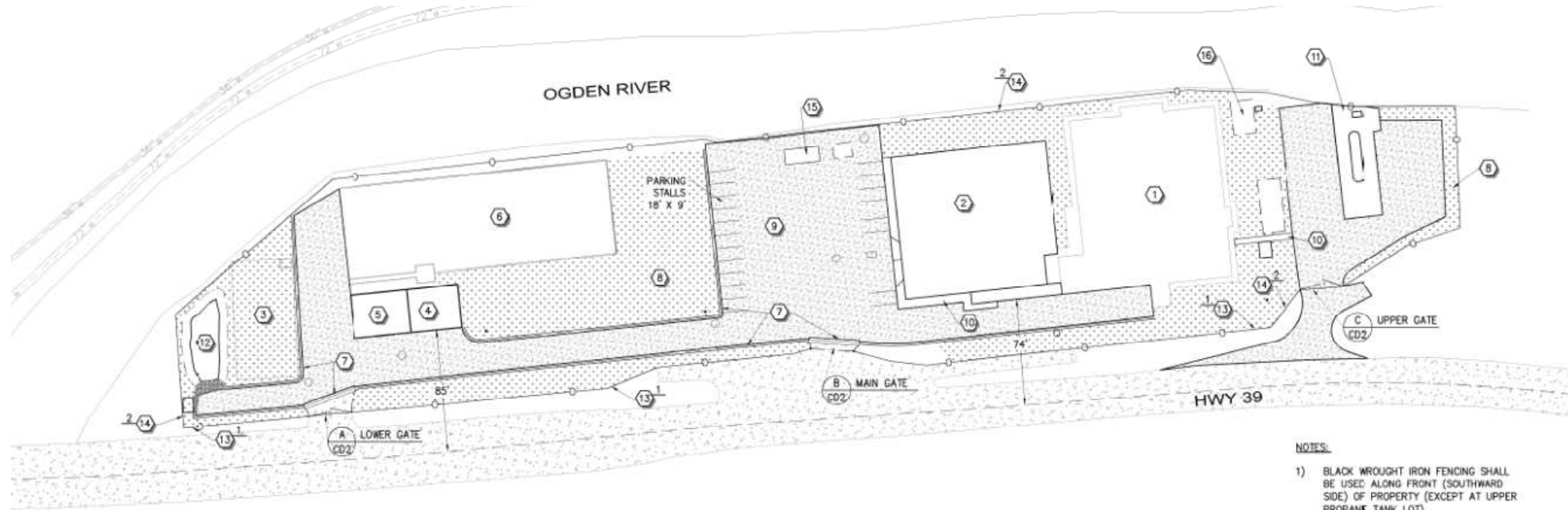
- A. Aerial Map
- B. Existing Site Plan
- C. Proposed Site Plan
- D. Landscaping Plan
- E. Architectural Elevations for the Microfiltration building
- F. Architectural Elevations of the Mechanical Dewatering & Solid Storage Buildings



Exhibit B – Existing Site



Exhibit C - Proposed Site Plan



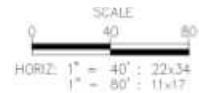
NOTES:

- 1) BLACK WROUGHT IRON FENCING SHALL BE USED ALONG FRONT (SOUTHWARD SIDE) OF PROPERTY (EXCEPT AT UPPER PROPANE TANK LOT).
- 2) BLACK VINYL CHAINLINK FENCING SHALL BE USED ON WEST, EAST, AND NORTHWARD SIDES OF PROPERTY AND AROUND ENTIRE UPPER PROPANE TANK LOT.

SITE STATISTICS

TOTAL ACREAGE	136,522 SF	3.134 ACRES
ASPHALT	45,116 SF	33 %
BUILDINGS	26,636 SF	20 %
LANDSCAPING	40,657 SF	30 %
SIDEWALK	3,446 SF	3 %
CONCRETE	16,476 SF	10 %
GRAVEL & DIRT	4,877 SF	4 %

- |   |   |
|---|---|
| 1) PRETREATMENT BUILDING (TO REMAIN IN SERVICE)               | 9) ASPHALT (D/CD7)                      |
| 2) MICROFILTRATION MEMBRANE PLANT                             | 10) SIDEWALK (C/CD7)                    |
| 3) UNDERGROUND SLURRY SLUDGE VAULT (CONVERTED FROM FWB BASIN) | 11) PROPANE TANK RELOCATION (A/MP10)    |
| 4) MECHANICAL DEWATERING BUILDING                             | 12) RETENTION POND (A/C12)              |
| 5) SOLIDS STORAGE BUILDINGS                                   | 13) BLACK WROUGHT IRON FENCE (A/CD3)    |
| 6) EXISTING SOLIDS DRYING BED (TO REMAIN IN SERVICE)          | 14) BLACK VINYL CHAINLINK FENCE (D/CD3) |
| 7) ROLLED CURB & WATERWAY (A/CD7)                             | 15) STAND BY GENERATOR & TANK (A/E-3)   |
| 8) LANDSCAPE (A/L1)   | 16) HYDROELECTRIC PLANT                 |



REV. NO.	COMMENT
<p>12227 S. BUSINESS PARK DR. DRAPER, UTAH 84020 TEL: 801.523.0100 - FAX: 801.523.0101 WWW.SUNENGINE.COM</p>	
<p>OGDEN CITY</p> <p><b>WATER TREATMENT PLANT I</b></p> <p>PROPOSED SITE PLAN</p>	
DESIGNED	CL
DRAWN	MC
CHECKED	CL
SHEET NO.	15 of 244

Exhibit D - Proposed Landscaping Plan

Proposed Mechanical Dewatering  
& Solid Storage Buildings

Proposed Microfiltration Building



Exhibit E - Architectural Elevations of the Microfiltration building

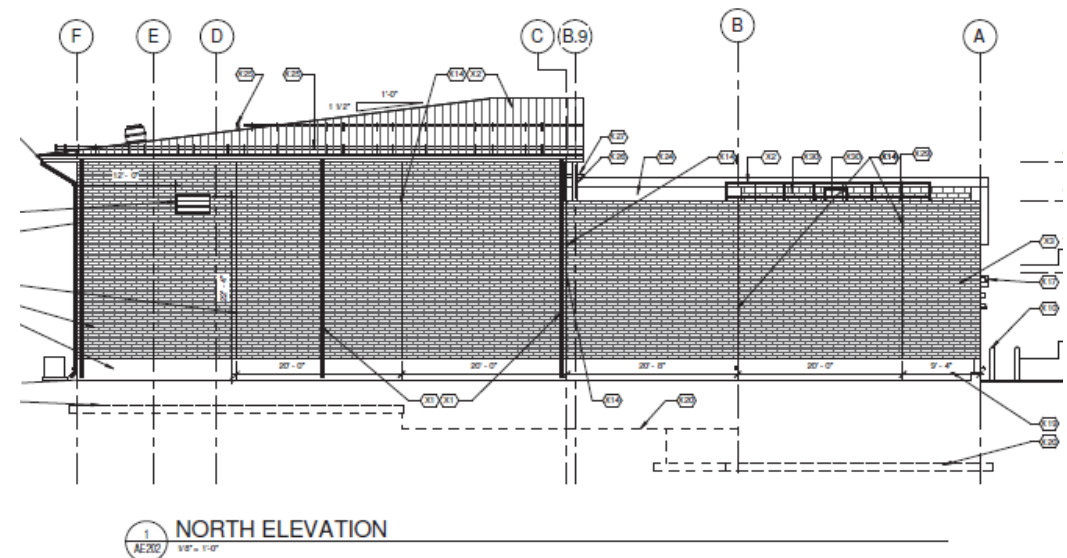
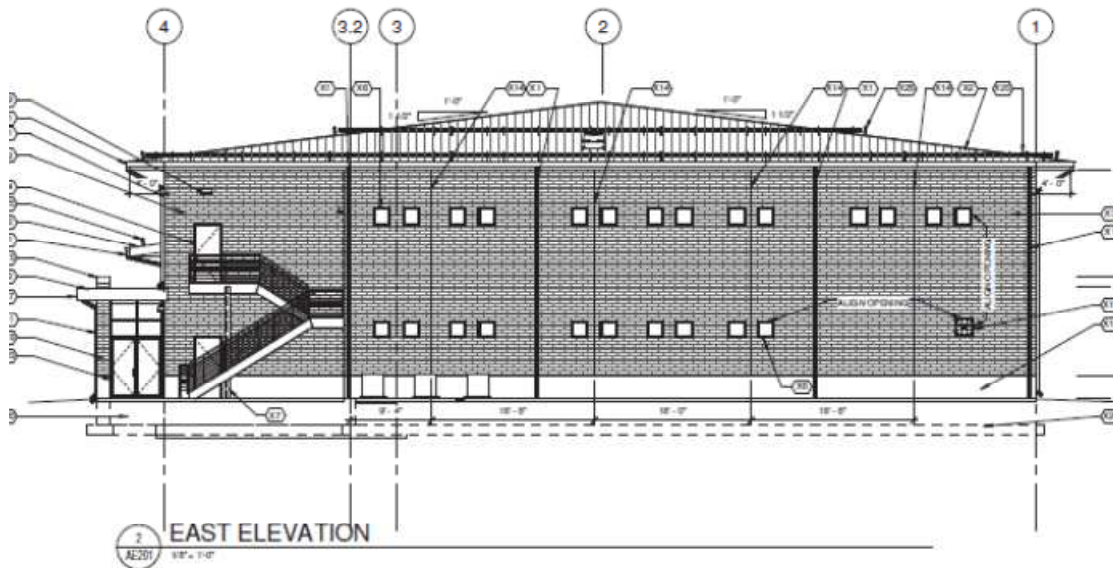
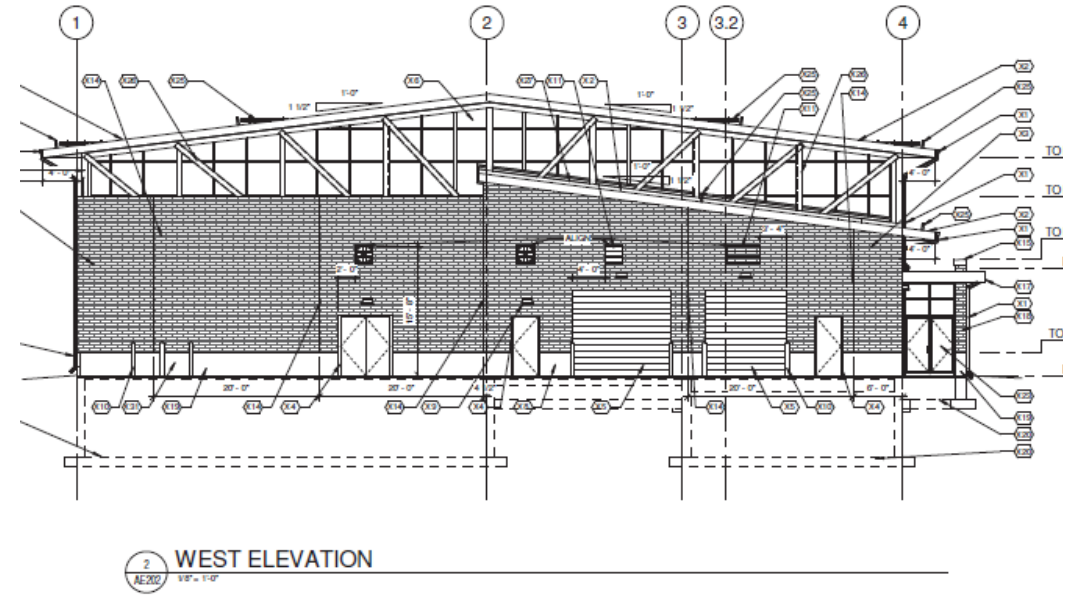
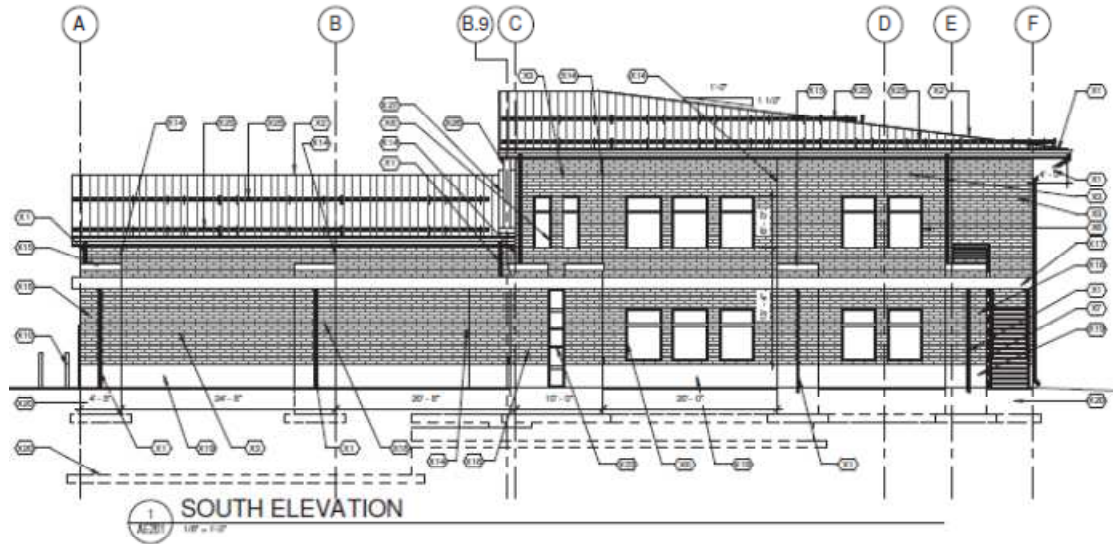


Exhibit F - Architectural Elevations of the Mechanical Dewatering & Solids Storage buildings

