

Meeting Procedures

Outline of Meeting Procedures:

- ❖ The Chair will call the meeting to order, read the opening meeting statement, and then introduce the item.
- ❖ The typical order is for consent items, old business, and then any new business.
- ❖ Please respect the right of other participants to see, hear, and fully participate in the proceedings. In this regard, anyone who becomes disruptive, or refuses to follow the outlined procedures, is subject to removal from the meeting.

Role of Staff:

- ❖ Staff will review the staff report, address the approval criteria, and give a recommendation on the application.
- ❖ The Staff recommendation is based on conformance to the general plan and meeting the ordinance approval criteria.

Role of the Applicant:

- ❖ The applicant will outline the nature of the request and present supporting evidence.
- ❖ The applicant will address any questions the Planning Commission may have.

Role of the Planning Commission:

- ❖ To judge applications based upon the ordinance criteria, not emotions.
- ❖ The Planning Commission's decision is based upon making findings consistent with the ordinance criteria.

Public Comment:

- ❖ The meeting will then be open for either public hearing or comment. Persons in support of and in opposition to the application or item for discussion will provide input and comments.
- ❖ The commission may impose time limits for comment to facilitate the business of the Planning Commission.

Planning Commission Action:

- ❖ The Chair will then close the agenda item from any further public comments. Staff is asked if they have further comments or recommendations.
- ❖ A Planning Commissioner makes a motion and second, then the Planning Commission deliberates the issue. The Planning Commission may ask questions for further clarification.
- ❖ The Chair then calls for a vote and announces the decision.

Commenting at Public Meetings and Public Hearings

Address the Decision Makers:

- ❖ When commenting please step to the podium and state your name and address.
- ❖ Please speak into the microphone as the proceedings are being recorded and will be transcribed to written minutes.
- ❖ All comments must be directed toward the matter at hand.
- ❖ All questions must be directed to the Planning Commission.
- ❖ The Planning Commission is grateful and appreciative when comments are pertinent, well organized, and directed specifically to the matter at hand.

Speak to the Point:

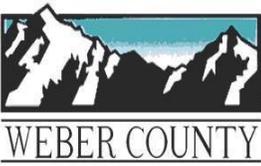
- ❖ Do your homework. Obtain the criteria upon which the Planning Commission will base their decision. Know the facts. Don't rely on hearsay and rumor.
- ❖ The application is available for review in the Planning Division office.
- ❖ Speak to the criteria outlined in the ordinances.
- ❖ Don't repeat information that has already been given. If you agree with previous comments, then state that you agree with that comment.
- ❖ Support your arguments with relevant facts and figures.
- ❖ Data should never be distorted to suit your argument; credibility and accuracy are important assets.
- ❖ State your position and your recommendations.

Handouts:

- ❖ Written statements should be accurate and either typed or neatly handwritten with enough copies (10) for the Planning Commission, Staff, and the recorder of the minutes.
- ❖ Handouts and pictures presented as part of the record will be left with the Planning Commission.

Remember Your Objective:

- ❖ Keep your emotions under control, be polite, and be respectful.
- ❖ It does not do your cause any good to anger, alienate, or antagonize the group you are standing in front of.



OGDEN VALLEY PLANNING COMMISSION

MEETING AGENDA

July 30, 2024

Pre-meeting 4:30/Regular Meeting 5:00



- *Pledge of Allegiance*
- *Roll Call:*

1. Administrative Items:

- 1.1 CUP 2024-07** – Request for approval of a conditional use permit to install a 100K gallon water storage tank for culinary use by the Arrowleaf Subdivision, a small subdivision located at approximately 4675 N 2900 E, Liberty, UT, 84310. This proposal will be fed by two existing and approved wells, and will service all nine lots within this already approved subdivision.

Staff Presenter: Tammy Aydelotte

2. Public Comment for Items not on the Agenda:

3. Remarks from Planning Commissioners:

4. Planning Director Report:

5. Remarks from Legal Counsel

Adjourn

The regular meeting will be held in person at the Weber County Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

& Via Zoom Video Conferencing at <https://webercountyutah.zoom.us/j/88954728808> Meeting ID: 889 5472 8808

A Pre-Meeting will be held at 4:30 p.m. The agenda for the pre-meeting consists of discussion of the same items listed above, on the agenda for the meeting. No decisions are made in the pre-meeting, but it is an open public meeting.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8761



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Agenda Item:	CUP: 2024-07 Request for approval of a conditional use permit for construction of a 100k gallon water tank for potable water to service the Arrowleaf Subdivision, consisting of nine lots.
Application Type:	Administrative
File Number:	CUP 2024-07
Applicant:	David Chugg, Owner
Approximate Address:	4675 N 2900 E, Liberty, UT, 84310
Project Area:	8.449 acres
Zoning:	FV-3
Existing Land Use:	Public Utility Substation
Proposed Land Use:	Public Utility Substation
Parcel ID:	N/A

Adjacent Land Use

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

Staff Information

Report Presenter:	Tammy Aydelotte taydelotte@webercountyutah.gov 801-399-8794
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Applicable Ordinances

- Weber County Land Use Code Title 104 Chapter 14 (FV-3 Zone)
- Weber County Land Use Code Title 108 Chapter 4 (Conditional Uses)
- Weber County Land Use Code Title 108 Chapter 10 (Public Utility Substations)
- Weber County Land Use Code Title 108 Chapter 2 (Ogden Valley Architectural, Landscape, and Screening Standards)
- Weber County Land Use Code Title 108 Chapter 1 (Design Review)

Background and Summary

7/10/2024 – Subdivision approval for Arrowleaf Subdivision granted. This subdivision has not yet recorded.

The application is being processed as an administrative review due to the approval procedures in Uniform Land Use Code of Weber County, Utah (LUC) §108-1-2 which require the planning commission to review and approve applications for conditional use permits and design reviews.

Analysis

General Plan: As a conditional use, this operation is allowed in the FV-3 Zone. With the establishment of appropriate conditions as determined by the land use authority, this operation will not negatively impact any of the goals and policies of the General Plan.

Zoning: The subject property is located within the FV-3 zone. The purpose and intent of the FV-3 zone are described in LUC 104-14-1:

The purpose of the Forest Valley Zone, FV-3 is to provide area for residential development in a forest setting at a low density, as well as to protect as much as possible the naturalistic environment of the development.

The proposed site plan includes a proposed 100,000 gallon water tank to be located to the rear of lot 6 in the Arrowleaf Subdivision. Per LUC 108-10-2 (Site Development Standards for Public Utility Substation), as well LUC 14-14-5 (Site Development Standards in the FV-3 Zone) setbacks for a public utility substation are as follows: front – 30', rear – 20', side – 20'.

Under the LUC 108-10, there is not minimum lot area for public utility substations. The proposed improvements will be located on a site of approximately 8.449 acres.

Conditional Use Review: A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. The applicant has received approval from the County Engineering Division and the Weber Fire District for the proposal.

The following is an analysis of the proposal reviewed against the conditional use standards:

(1) Standards relating to safety for persons and property. The proposal is not anticipated or expected to negatively impact this property, surrounding properties, or persons. The applicant has submitted plans to re-seed any areas disturbed by construction with a mountain seed mix to re-vegetate the property.

(2) Standards relating to infrastructure, amenities, and services: The proposal is not anticipated or expected to negatively impact any existing infrastructure, amenities, or services in the area.

(3) Standards relating to the environment. The proposal is not anticipated or expected to negatively impact the environment. The applicant is proposing to bury most of the water tank so as to limit visibility of the tank.

(4) Standards relating to the current qualities and characteristics of the surrounding area and compliance with the intent of the general plan. The proposal is not anticipated to negatively impact the surrounding area, nor is it contrary to the recommendations of the general plan.

Design Review: The proposed conditional use mandates a design review as outlined in LUC §108-1 to ensure that the general design, layout and appearance of the building remains orderly and harmonious with the surrounding neighborhood. The matters for consideration are as follows:

Considerations relating to traffic safety and traffic congestion. The proposal includes a site plan that identifies a 12' access easement to the water tank off of a planned private right-of-way. Neither traffic safety hazards nor traffic congestion are anticipated given the minimal site visitations to the proposed site.

Considerations relating to landscaping. The owner is proposing natural landscaping around the proposed location of the water tank.

Considerations relating to buildings and site layout. The applicant has submitted engineered plans that include retaining type reinforcements, 4" thick concrete slab on grade, concrete columns, wood beams, etc.. The site is accessed by a 12' private access easement.

Staff Recommendation

Staff recommends approval of this conditional use application subject to the applicant meeting all review agency requirements and the following conditions:

1. CUP shall be issued once the Arrowleaf Subdivision has been recorded.
2. Any outdoor lighting must meet the requirements of the Ogden Valley Outdoor Lighting Ordinance (108-16).

This recommendation is based on the following findings:

- The proposed use is allowed in the FV-3 zone and meets the appropriate site development standards.
- The criteria for issuance of a conditional use permit have been met because mitigation of potential detrimental effects can be accomplished.

Exhibits

- A. Application and Narrative
- B. Engineered plans and Site Layout

Map 1

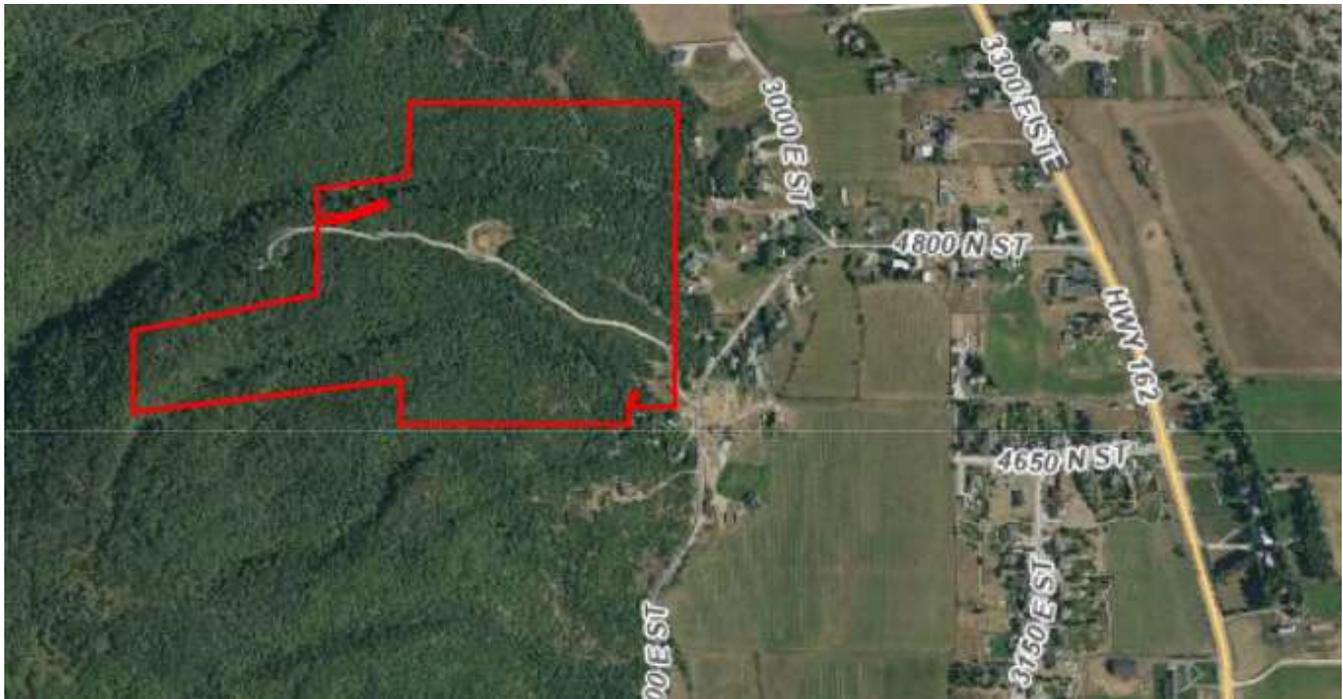


Exhibit A – Application and Narrative

Chugg-David-Conditional Use Permits

+ Add Follower

/ Change Status

/ Change Review Due Date

/ Edit Project

Address: 4675 n 2900 e, Liberty, UT, 84310
Maps: [County Map](#), [Google Maps](#)
Project Type: Conditional Use Permits
Sub Type: Conditional Use Permits
Created By: David Chugg
Created On: 4/30/2024

Project Status: Accepted
Status Date: 5/29/2024
File Number: CUP 2024-07
Project Manager: [Tammy Aydelotte](#)

Application

Documents 3

Comments 1

Reviews 1

Followers 10

History

Reminder 0

Payments 1

Internal 3

Application

+ Add Building

+ Add Parcel

+ Add a Contractor

/ Edit Application

Print

Building Permit

Project Description

Construction of a 100k gallon Water Tank for potable water

Property Address

4675 n 2900 e
Liberty, UT, 84310

Property Owner

David Chugg
801-420-8814
chuggerd@gmail.com

Representative

—

Accessory Dwelling Unit

False

Current Zoning

A-1

Subdivision Name

Arrowleaf PUYD

Number of new lots being created

9

Lot Number

N/A

Water Tank Narrative

This is to construct a water tank for culinary usage at the Arrowleaf, PUD subdivision. The tank will be 100k gallons and will be fed by two wells that are located on the property that have already been completed and approved by the county health department.

The tank will be located towards the top of the property to ensure adequate water pressure to the 9 lots it will be serving with water.

The tank will also hold the water that will be used for landscape water. As much as possible we will bury the tank in order to keep it from being noticeable from anywhere but the area standing next to the tank.

Exhibit B – Engineered Plans and Site Layout

Project Narrative/Notes/Revisions

1. REVISIONS TO - CORRECTED DESIGN FOR CURB & GUT MARK
 2. REVISIONS TO - GROW CHANNELS
 3. REVISIONS TO - GUT CHANNELS

ARROWLEAF Improvement Plans

EDEN, WEBER COUNTY, UTAH
FEBRUARY, 2023

Vicinity Map

Sheet Index Key Map

Sheet Index

- Sheet 1 - Cover/Index Sheet
- Sheet 2 - Notes/Legend/Street Cross-Section
- Sheet 3 - ARROWLEAF ROAD 0+00.00 - 4+50.00
- Sheet 4 - ARROWLEAF ROAD 4+50.00 - 9+30.00
- Sheet 5 - ARROWLEAF ROAD 9+30.00 - 14+10.00
- Sheet 6 - ARROWLEAF ROAD 14+10.00 - 19+73.46
- Sheet 7 - Grading Plan
- Sheet 8 - Utility Plan
- Sheet 9 - Details
- Sheet 10 - Fire Exhibit
- Sheet 11 - Storm Water Pollution Prevention Plan Exhibit
- Sheet 12 - Storm Water Pollution Prevention Plan Details
- Sheet 13 - Entry Area
- Sheet S1 - General Structural Notes
- Sheet S2 - Foundation & Footing Plan
- Sheet S3 - Roof Framing Plan
- Sheet S4 - Structural Details

Engineer's Notice To Contractors:

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Scale: 1" = 100'

Surveyor:
Jason Fall
Reeve & Associates, Inc.
2140 South 1500 West
Pleasanton, UT 84103
(801) 621-2100

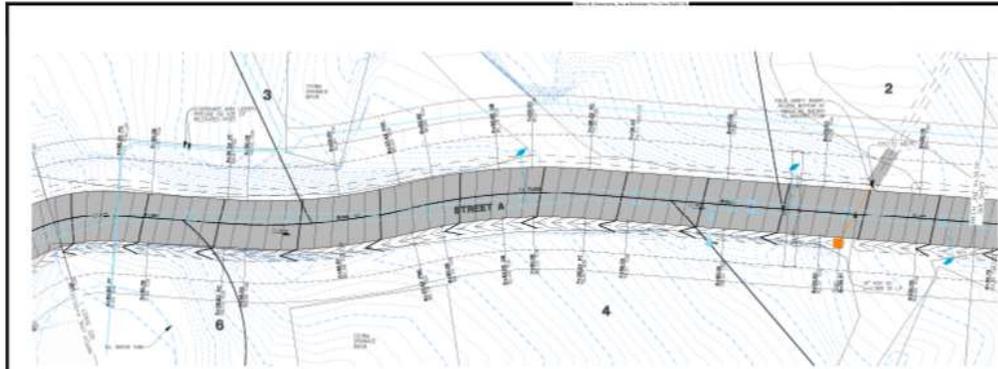
Developer Contact:
Sara B. Siro Drugg
2540 East 1500 St
Cotton, UT 84104
PH: (801) 420-8014

Project Contact:
Jeremy Snipe
Reeve & Associates, Inc.
2140 South 1500 West
Pleasanton, UT 84103
PH: (801) 621-2100

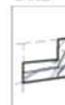
Reeve & Associates, Inc. logo and address: 1000 E. 1000 N., Ste. 1000, Pleasanton, UT 84103

Professional Engineer Seal for Jason Fall, License No. 10000, State of Utah, Mechanical, Civil, and Structural Engineering.

Project Title: Arrowleaf Improvement Plans
 Date: 02/01/2023
 Sheet: 1 of 13



Key Map



Construction Notes:

- 1. ALL CONSTRUCTION IS TO CONFORM TO THE LATEST EDITIONS OF THE M.I.T. SPECIFICATIONS.
- 2. SEE PLAN FOR ALL CURBS & SIDEWALKS.
- 3. ALL NEW UTILITIES TO BE LOCATED AS SHOWN ON THESE PLANS.

Centerline Curve Data

| Station |
|---------|---------|---------|---------|---------|---------|---------|
| 4+00 | 4+00 | 4+00 | 4+00 | 4+00 | 4+00 | 4+00 |
| 4+00 | 4+00 | 4+00 | 4+00 | 4+00 | 4+00 | 4+00 |
| 4+00 | 4+00 | 4+00 | 4+00 | 4+00 | 4+00 | 4+00 |



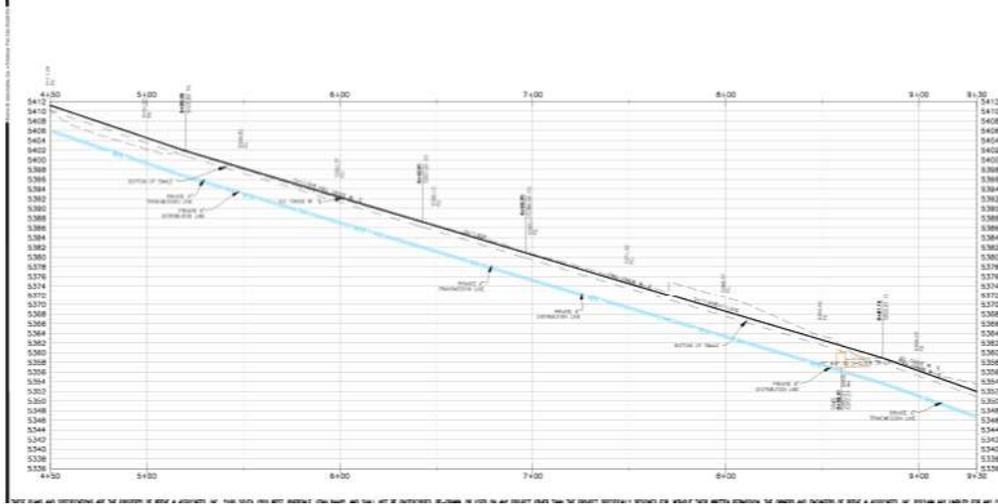
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 SHEET NO. 4

Arrowleaf
 PART OF THE ROADWAY
 DESIGN, CONSTRUCTION, AND
 MAINTENANCE
STREET A 4+50.00 - 9+30.00



Project Info:
 PROJECT & SHEET NO.
 SHEET NO.
 SHEET DATE
 SHEET SCALE
 SHEET NUMBER

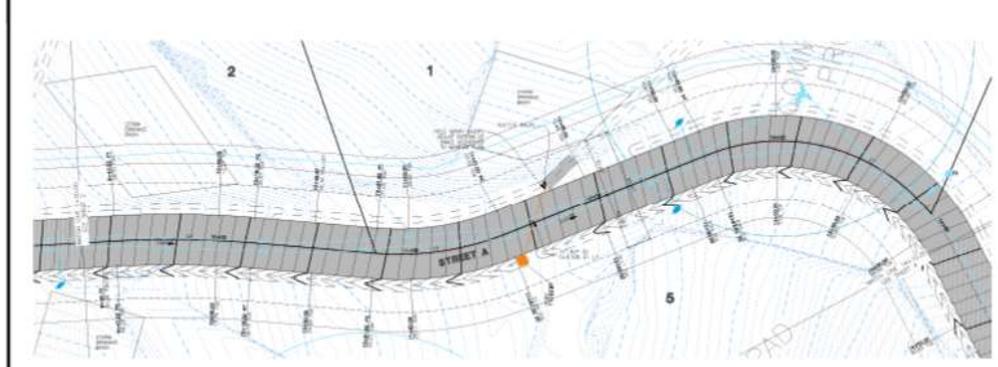
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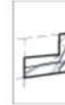
STREET A
4+50.00 - 9+30.00



14



Key Map



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Centerline Curve Data

| Station |
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| 9+30 | 9+30 | 9+30 | 9+30 | 9+30 | 9+30 | 9+30 |
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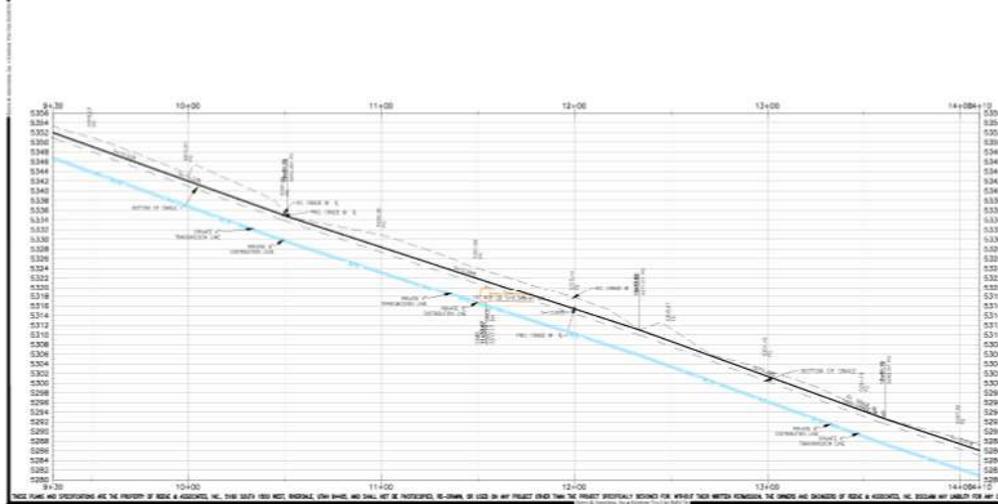
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 SHEET NO. 5

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 DESIGN, CONSTRUCTION, AND
 MAINTENANCE
STREET A 9+30.00 - 14+10.00



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 SHEET NO.
 SHEET DATE
 SHEET SCALE
 SHEET NUMBER

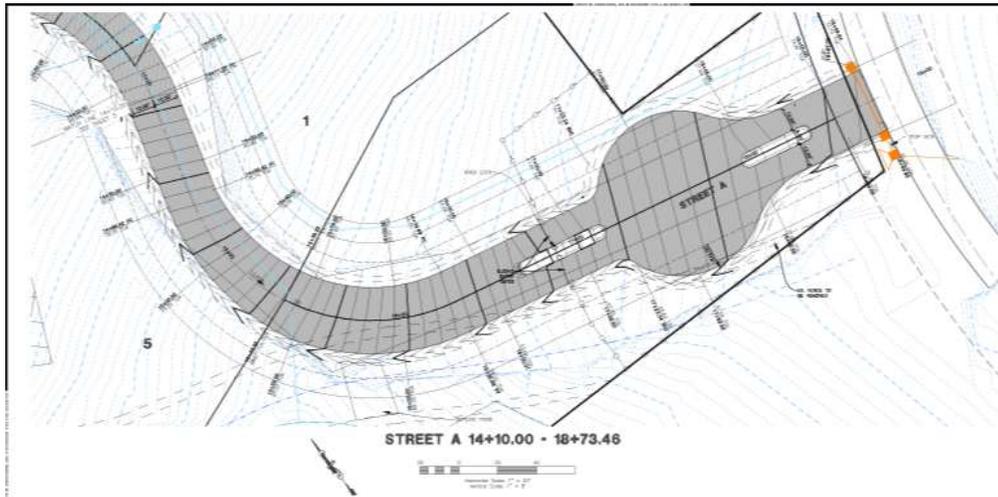
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STREET A
9+30.00 - 14+10.00



13



Key Map



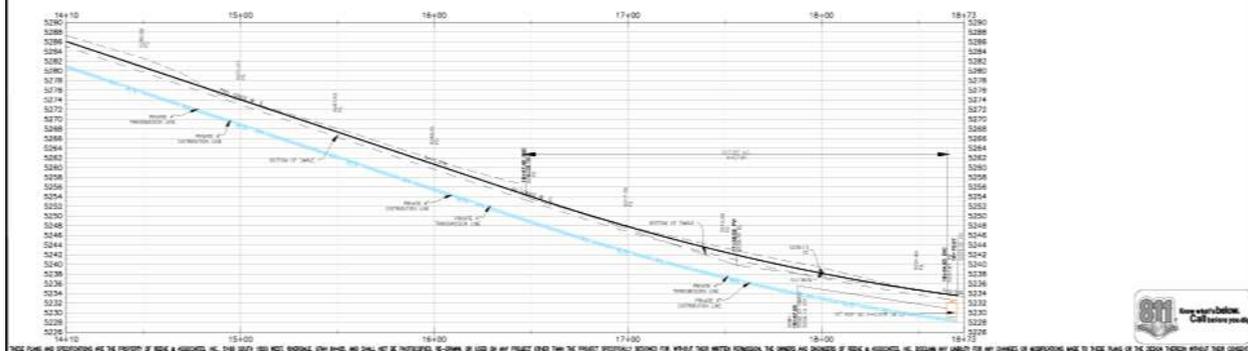
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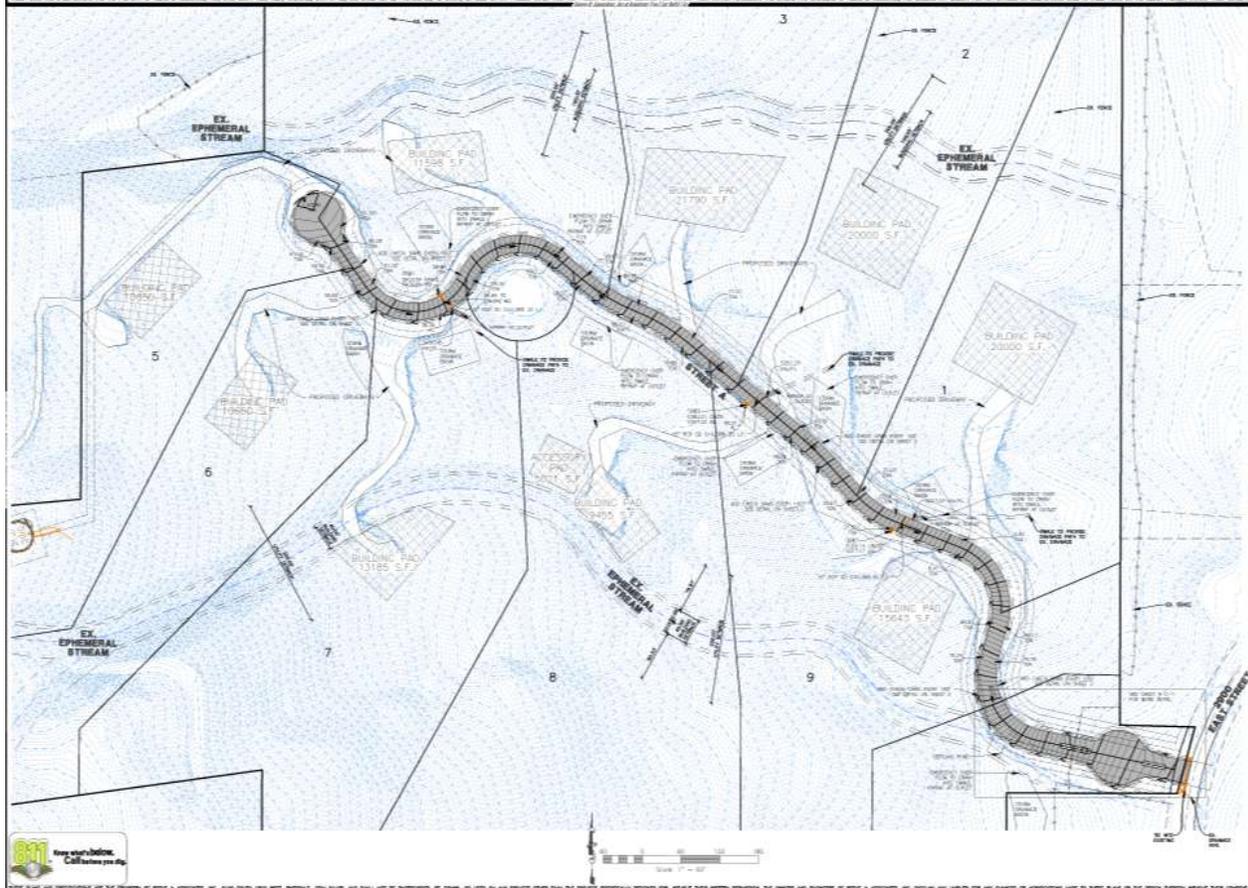
SEE SHEET 14+10.00 FOR GRADE AND STORM DRAIN INFORMATION TO BE INTRODUCED IN OTHER SECTIONS.

Centerline Curve Data

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15+10.00	100.00	100.00	10.00	100.00	100.00
16+10.00	100.00	100.00	10.00	100.00	100.00
17+10.00	100.00	100.00	10.00	100.00	100.00
18+10.00	100.00	100.00	10.00	100.00	100.00
18+73.46	100.00	100.00	10.00	100.00	100.00



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 Location: DENVER, CO
 Date: 10/2014
 Scale: AS SHOWN
 Author: J. [Name]
 Checker: [Name]
 Approver: [Name]

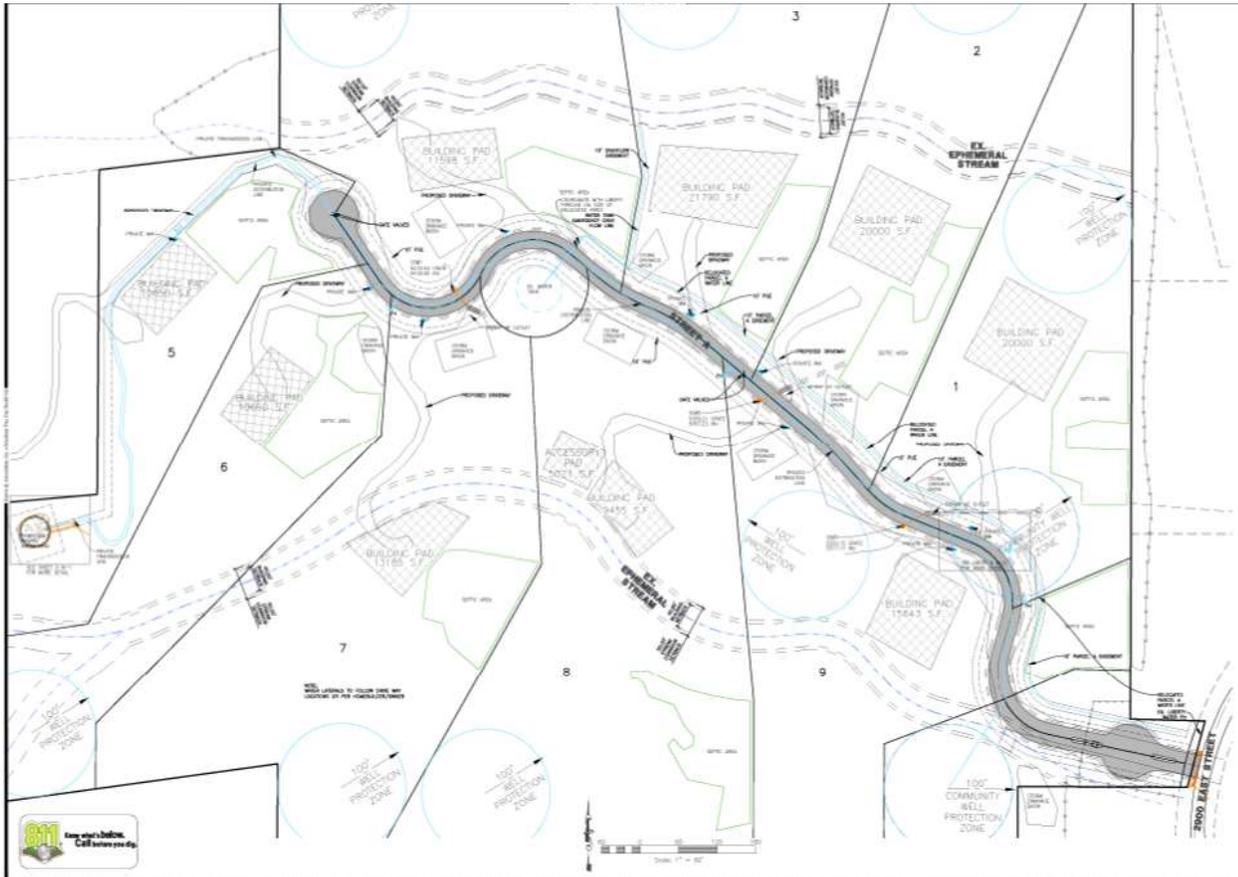
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7

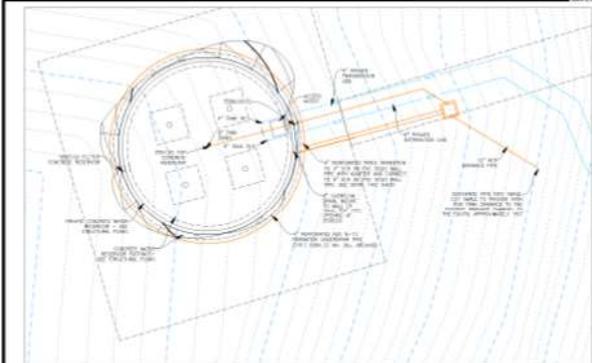


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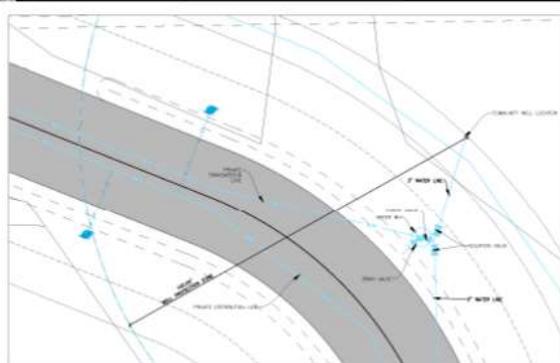
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Utility Plan

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 SHEET: 13
 DATE: 10/20/2011
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 CHECKED BY: JLD
 APPROVED BY: JLD



W-1
 Scale: 1" = 10'



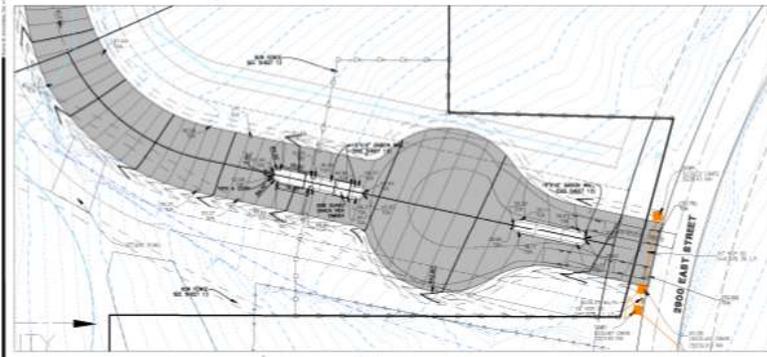
W-2
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Details

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 DATE: 10/20/2011
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 CHECKED BY: JLD
 APPROVED BY: JLD



G-1
 Scale: 1" = 20'

Post Storm Runoff Calculation
 Arrowleaf

The following table summarizes the runoff calculations for the stormwater detention basin. Calculations were performed for a 100-year return period storm. Each cell contains the runoff volume in cubic feet.

Area	Area (sq ft)	Runoff (cu ft)	Volume (cu ft)
1	1388	100	138800
2	21790	100	2179000
3	20000	100	2000000
4	20000	100	2000000
5	12643	100	1264300
6	13765	100	1376500
7	13455	100	1345500
Total	100000	100	10000000

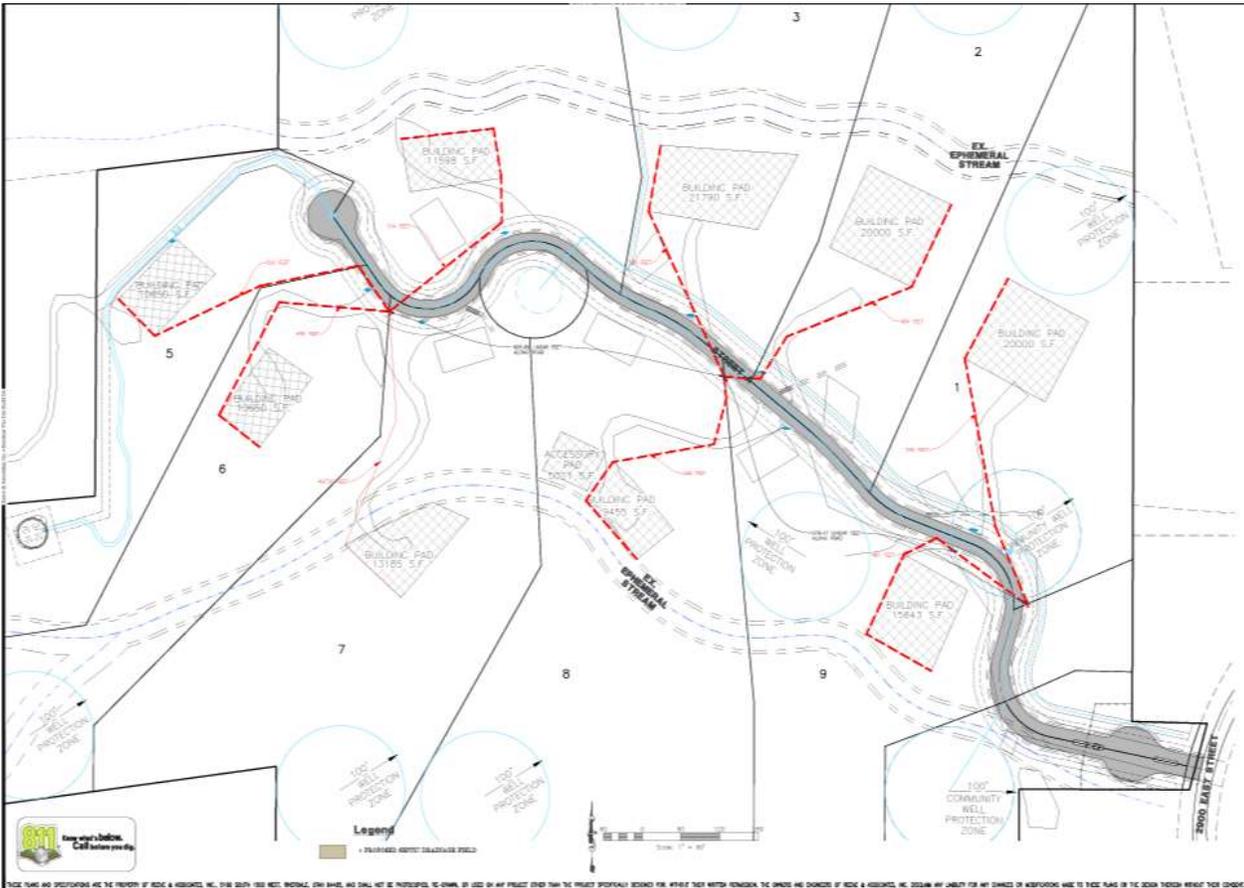
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Details

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Fire Exhibit

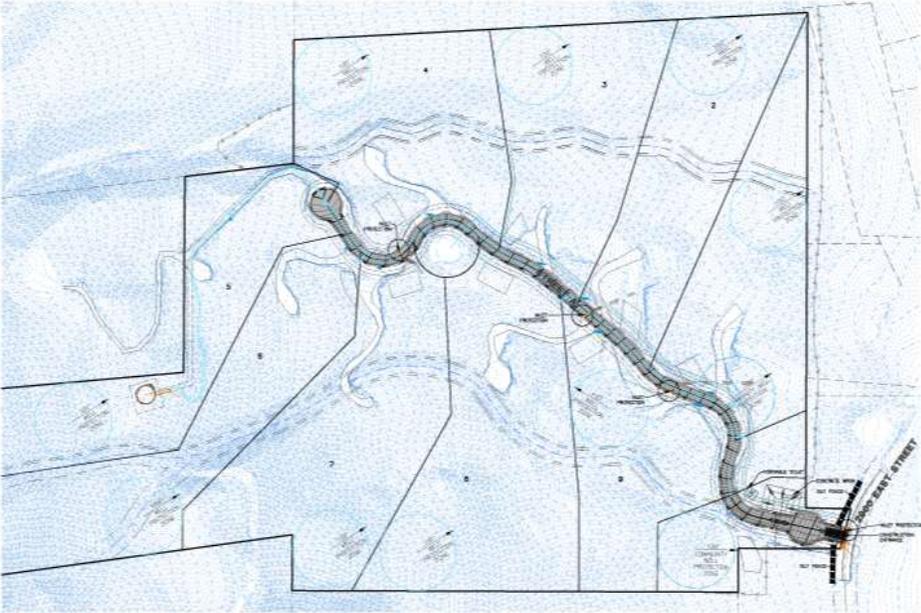
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 SHEET NO. 10
 DATE: FEBRUARY 2023

10

ARROWLEAF

Storm Water Pollution Prevention Plan Exhibit

EDEN, WEBER COUNTY, UTAH
 FEBRUARY, 2023



- SWPPP Legend**
- Ephemeral Stream
 - Well Protection Zone
 - Construction Activity
 - Detention Basin
 - Stormwater Management Structure
 - Utility Structure

Construction Activity Schedule

Activity	Start Date	End Date
Site Preparation	February 2023	March 2023
Construction of Stormwater Management Structures	March 2023	April 2023
Construction of Building Pads	April 2023	June 2023
Final Site Grading and Stabilization	June 2023	August 2023

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Storm Water Pollution Prevention Plan Exhibit

Project Info:
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 SHEET NO. 11
 DATE: FEBRUARY 2023

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