



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Request for approval of a conditional use permit for sewer lift station located in the Ridge development at 5500 E Moose Hollow Dr., Eden, UT 84310.

Application Type: Administrative

File Number: CUP 2020-05

Applicant: Eric Householder-Authorized Representative

Agenda Date: Tuesday, May 5, 2020

Approximate Address: 5500 E Moose Hollow Dr., Eden UT 84310

Project Area: 16.04 Acres

Zoning: FR-3

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 22-281-0006

Township, Range, Section: Township 7 North, Range 1 East, Section 27 NE

Adjacent Land Use

North:	Moose Hollow Dr	South:	Vacant
East:	Vacant	West:	Vacant

Staff Information

Report Presenter: Tammy Aydelotte
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Report Reviewer: SB

Applicable Ordinances

- Weber County Land Use Code Title 104 Chapter 17 (FR-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

The Ridge at Wolf Creek is a PRUD consisting of four-plex townhomes (48 units total). Conditional Use approval was granted in November of 2013. The applicant is requesting approval of a conditional use permit for installation of a sewer lift station (public utility substation) located within the PRUD, in the FR-3 zone at 5500 E Moose Hollow Dr. in Eden. The proposed lift station will service the final 5 buildings (20 units) of the Ridge Townhome Development at Wolf Creek Resort. At completion, Wolf Creek Water and Sewer will own and maintain the lift station, once improvements are completed. The FR-3 Zone allows a "public utility substation" as a conditional use. The proposal has demonstrated that the operation will comply with the applicable regulations, with reasonable conditions imposed.

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 requires 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 FR-3 Zone. With the establishment of appropriate conditions as determined by the Planning Commission, this operation will not negatively impact any of the goals and policies of the General Plan.

Zoning: The subject property is located within the Forest Residential (FR-3) Zone. The purpose of the FR-3 Zone can be further described in LUC §104-17-1 as follows:

The purpose of the FR-3 zone is to provide for medium density residential uses of apartment clusters or condo-tels adjacent to and in conjunction with major recreational resorts, recreation areas and facilities in the mountain areas of Weber County on the basis that such medium density multiple-family housing is an integral and normal part of a recreational resort complex catering to the needs of both tourists and permanent home ownership.

The following setbacks apply, as stated in the FR-3 zone:

- Front: 25 feet
- Side: 8 feet
- Rear: 30 feet

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. Thus far, the applicant has received approval from the County Engineering Division, 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.

(2) Standards relating to infrastructure, amenities, and services: The proposal is part of the infrastructure related to adjacent development, and 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.

(4) Standards relating to the current qualities and characteristics of the surrounding area and compliance with the intent of the general plan. The property on which the conditional use permit is sought will support future residential development. The proposal complies with and supports the intent of the general plan.

Design Review: The FR-3 zone and the proposed conditional use mandate 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 submitted plans are, including exterior finishes, similar to existing infrastructure within this development. As part of this review, the Planning Commission shall consider the applicable matters based on the proposed conditional use and impose conditions to mitigate deficiencies where the plan is found deficient. The matters for consideration are as follows:

Considerations relating to traffic safety and traffic congestion. The proposal includes a site plan that identifies the location of the proposed building(s) as well as the access to the proposed lift station site.

Considerations relating to landscaping. The applicant has indicated that the landscaping of this site will be consistent with the overall landscaping plan of the PRUD development.

Considerations relating to buildings and site layout. The existing buildings meet the site development standards of the FV-3 Zone.

Staff Recommendation

1. Staff recommends approval of this conditional use application subject to the applicant meeting the conditions of approval in this staff report and any other conditions required by the Planning Commission. This recommendation is subject to all review agency requirements and is based on the following condition: Landscaping shall comply with the previously approved PRUD associated with the Ridge Townhomes development.

This recommendation is based on the following findings:

- The proposed use is allowed in the FR-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. Project Narrative
- B. Site Plan
- C. Photos of Proposed Lift Station

Map 1



The Ridge Sewer Lift Station
Conditional Use Permit Application
February 2020

Project Description

The proposed sewer lift station will serve the final five buildings (20 units) of the The Ridge Townhome Project at Wolf Creek Resort. The pump building will be located in the southeast corner of the project at the lowest elevation as indicated on the site plan. An access easement is in place to service the building.

The 12x16 building (192 SF footprint) will have concrete walls with an asphalt roof. All outside lighting will be dark sky compliant. An example of the structure is enclosed with the submittal material. One exception will be the roofline, which will have a 3:12 pitch and shed in one direction. Proposing pour in place concrete walls to retain against the hillside and to have a rough finish look that is consistent with the dumpster areas throughout the project. Any landscaping will be done in conjunction with PH5 construction and be consistent with the overall PRUD landscaping plan.

The Wolf Creek Water & Sewer Improvement District will own and operate the lift station after construction is completed and the improvements are accepted.

Submittal Enclosures

Site plan
Access easement
Building elevation examples
Overall Project PRUD plan with landscaping
Geology report

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.

The lift station will have all pumping equipment enclosed or buried to mitigate noise resulting in the operational use.

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

Public utilities are permitted under the FR-3 land use code as a Conditional Use for utility substations (Sec 104-17-3-k).

Exhibit B – Site Plan

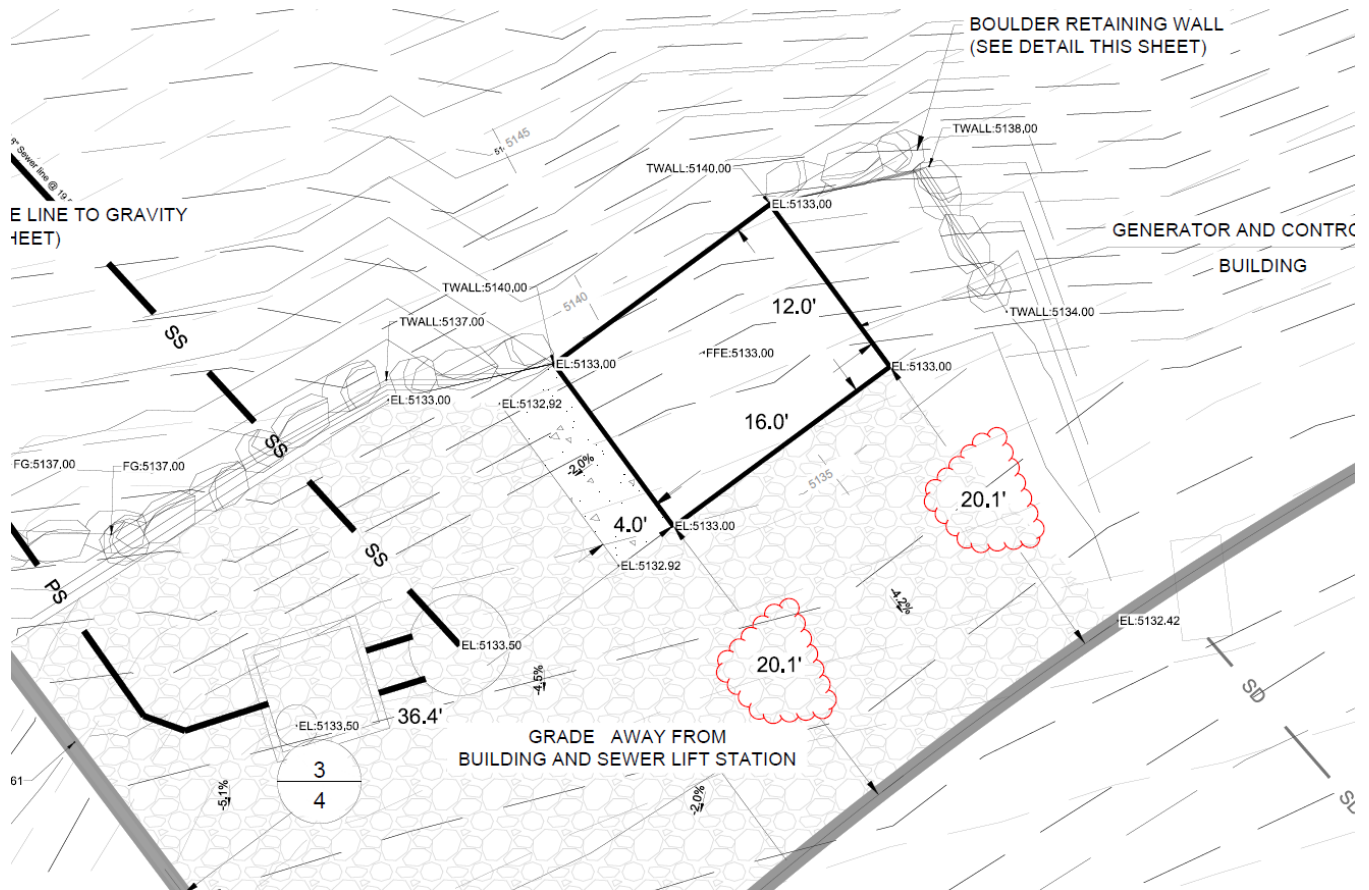


Exhibit C – Photos of Proposed Lift Station



Exhibit C

