



## Staff Report to the Ogden Valley Planning Commission

### Synopsis

#### Application Information

**Application Request:** Consideration and action on a Conditional Use Permit (CUP) 2014-33 for a golf cart storage building in the Open Space (O-1) Zone.  
**Agenda Date:** Tuesday, January 06, 2015  
**Applicant:** Wolf Creek Utah LLC, John Lewis Representative  
**File Number:** CUP 2014-33

#### Property Information

**Approximate Address:** 3844 North Wolf Creek Drive  
**Project Area:** 95.89 acres  
**Zoning:** Open Space (O-1) Zone  
**Existing Land Use:** Golf Course  
**Proposed Land Use:** Storage building for the Golf Course  
**Parcel ID:** 22-016-0074  
**Township, Range, Section:** T7N, R1E, Section 22

#### Adjacent Land Use

<b>North:</b>	Golf Course	<b>South:</b>	Golf Course
<b>East:</b>	Golf Course	<b>West:</b>	Golf Course

#### Staff Information

**Report Presenter:** Jim Gentry  
jgentry@co.weber.ut.us  
801-399-8767  
**Report Reviewer:** SW

### Applicable Ordinances

- Weber County Land Use Code Title 104 Zones Chapter 21 (Commercial Valley Zones CV-1 and CV-2)
- Weber County Land Use Code Title 104 Zones Chapter 26 Open Space Zone (O-1)
- Weber County Land Use Code Title 108 Standards Chapter 2 (Ogden Valley Architectural, Landscape, and Design Standards)
- Weber County Land Use Code Title 108 Standards Chapter 4 (Conditional Uses)
- Weber County Land Use Code Title 108 Standards Chapter 8 (Parking and Loading space, Vehicle Traffic, and Access Regulations)
- Weber County Land Use Code Title 108 Standards Chapter 16 (Ogden Valley Lighting)
- Weber County Land Use Code Title 110 Signs Chapter 2 (Ogden Valley Signs)

### 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 of a Conditional Use Permit for a Golf Cart Storage building on 95.89 acres in the O-1 Zone. The proposed building is 40 feet by 60 feet (2400 square feet) with a future expansion area of 12 foot by 60 feet for a green house and a C.E.R.T. storage area. This metal building will have a wood siding and wood

barn style doors on the outside. The roof is metal and will be painted a dark brown. Quaking Aspens, cluster of Quaking Aspen and Yellow Yarrow will be planted on the northeast side of the building.

A new asphalt parking lot with 42 parking stalls is planned to the south of the existing parking lot. The applicant will be planting the same type of trees as above along the front of the parking lot that faces Wolf Creek Drive and install rocks and boulders to define the parking area and to prevent parking outside of the lot.

There is small corner of the property that is zoned Commercial CV-2 which will allow a monument sign. The applicant will have to show that the sign is located within the CV-2 zone. The new sign is 4 foot wide by 8 feet tall and will be located 10 feet from the Wolf Creek Drive right of way near the entrance to these buildings. The sign will have aluminum letters with a white enamel finish, stud mounted to the steel box. The steel box will have a weathered look. The sign will be illuminated with landscaping lighting. The lighting has to meet the requirements of the (Weber County Land Use Code Title 108 Standards Chapter 16) Ogden Valley Lighting.

### Summary of Planning Commission Considerations

The Planning Commission needs to determine if the conditions of approval are adequate for this use. In making these determinations, the following questions should be considered:

- Does the proposed use meet the requirements of applicable Land Use Code?
- Are there any potentially detrimental effects that can be mitigated by imposing conditions of approval, and if so, what are the appropriate conditions?

In order for a conditional use permit to be approved, it must meet the requirements listed under "Criteria for Issuance of Conditional Use Permit." The Planning Commission needs to determine if the proposed use meets these requirements.

#### Sec. 108-4-4 Criteria for issuance of conditional use permit:

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 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 proposed use will comply with the regulations and conditions specified in the Land Use Code and other applicable agency standards for such use.

After reviewing this conditional use request staff has determined that the criteria listed above have been met in the following ways:

1. The potential detrimental effects of this golf cart storage building to odor, vibration, light, dust, smoke, or noise. There will be none. The building will used to store golf carts when not in use. The building will be expanded in the future for a green house and C.E.R.T. storage area. There will be no additional impacts as this use is currently being conducted in a building at this location.
2. That the proposed use will comply with the regulations and conditions specified in the Land Use Code and other applicable agency standards for such use as follows:
  - The building will be metal with wood siding and wood sided doors and the metal roof will be painted a dark brown.
  - There will be new landscaping planted along the northeast side of the building and along the front of the parking lot that faces Wolf Creek Drive.
  - The new parking lot will be asphalt and have 43 parking stalls that meet the required size standards.
  - The proposed sign is allowed in the Commercial CV-2 zone. The applicant will have to meet the setbacks and stay within the CV-2 zone.

### Conformance to the General Plan

The proposed use complies with applicable County Ordinances and the Ogden Valley General Plan.

### Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Building Inspection Division
- Requirements of the Weber Fire District

### **Staff Recommendation**

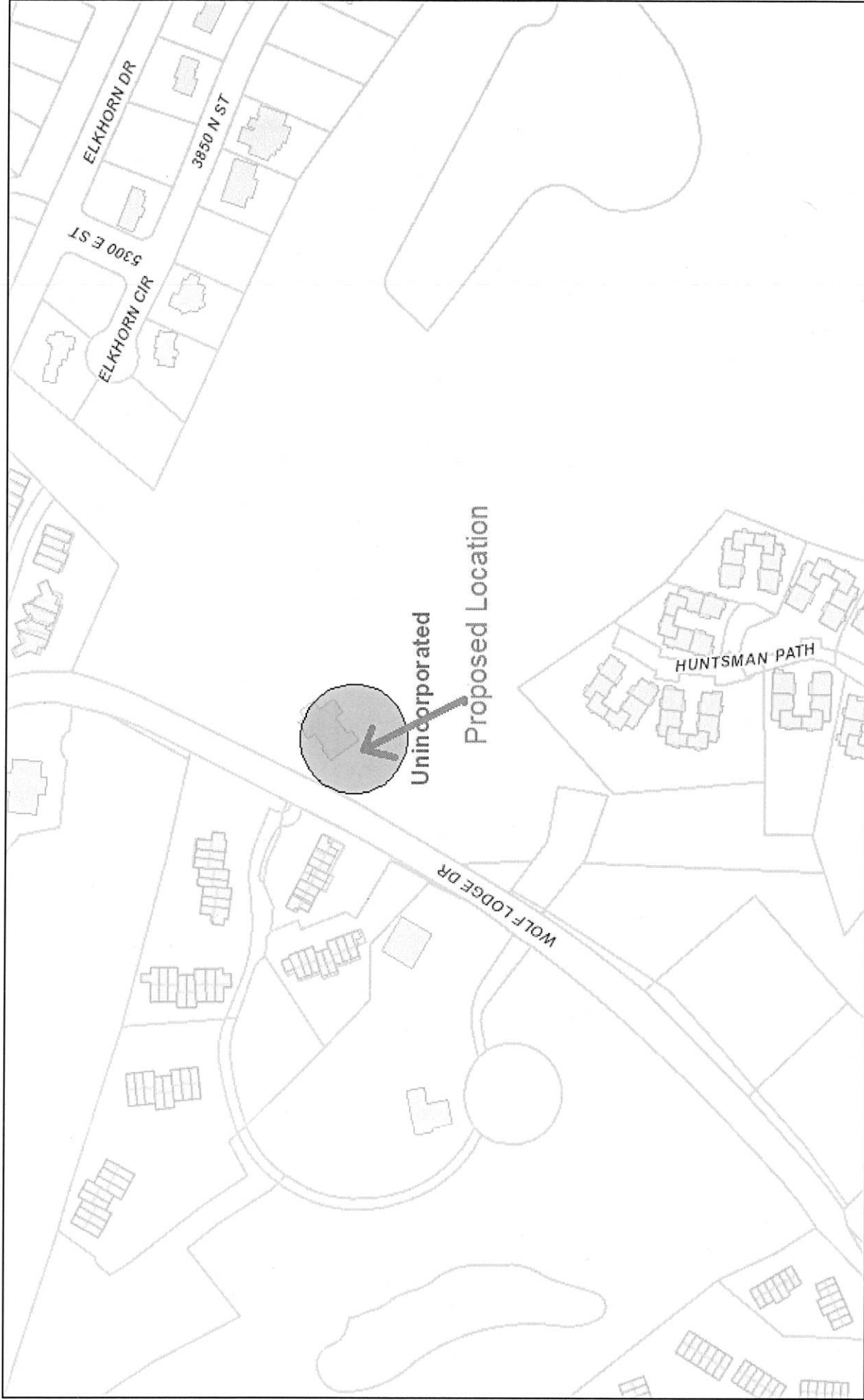
Staff recommends approval of CUP 2014-33 for a golf cart storage building in the O-1 Zone, subject to staff and review agency requirements. This recommendation is based on the proposed golf cart storage building complying with applicable Land Use Code standards as listed in this staff report.

The decision of the Planning Commission may be appealed to the County Commission by filing such appeal within 15 days after the written decision of the Planning Commission.

### **Exhibits**

- A. Location Map
- B. Site plan
- C. Applicant's narrative
- D. Building elevations

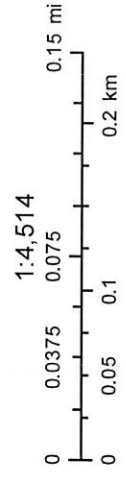
# Wolf Creek Golf Cart Storage



December 15, 2014

Street Labels

City Labels





Enter Your Title



December 15, 2014

- Parcels
- City Labels
- Street Labels
- Parcel Address
- Zoning Area

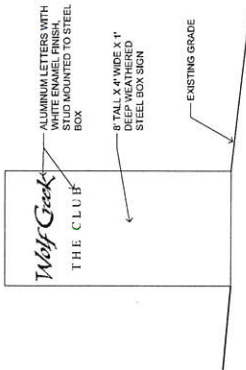
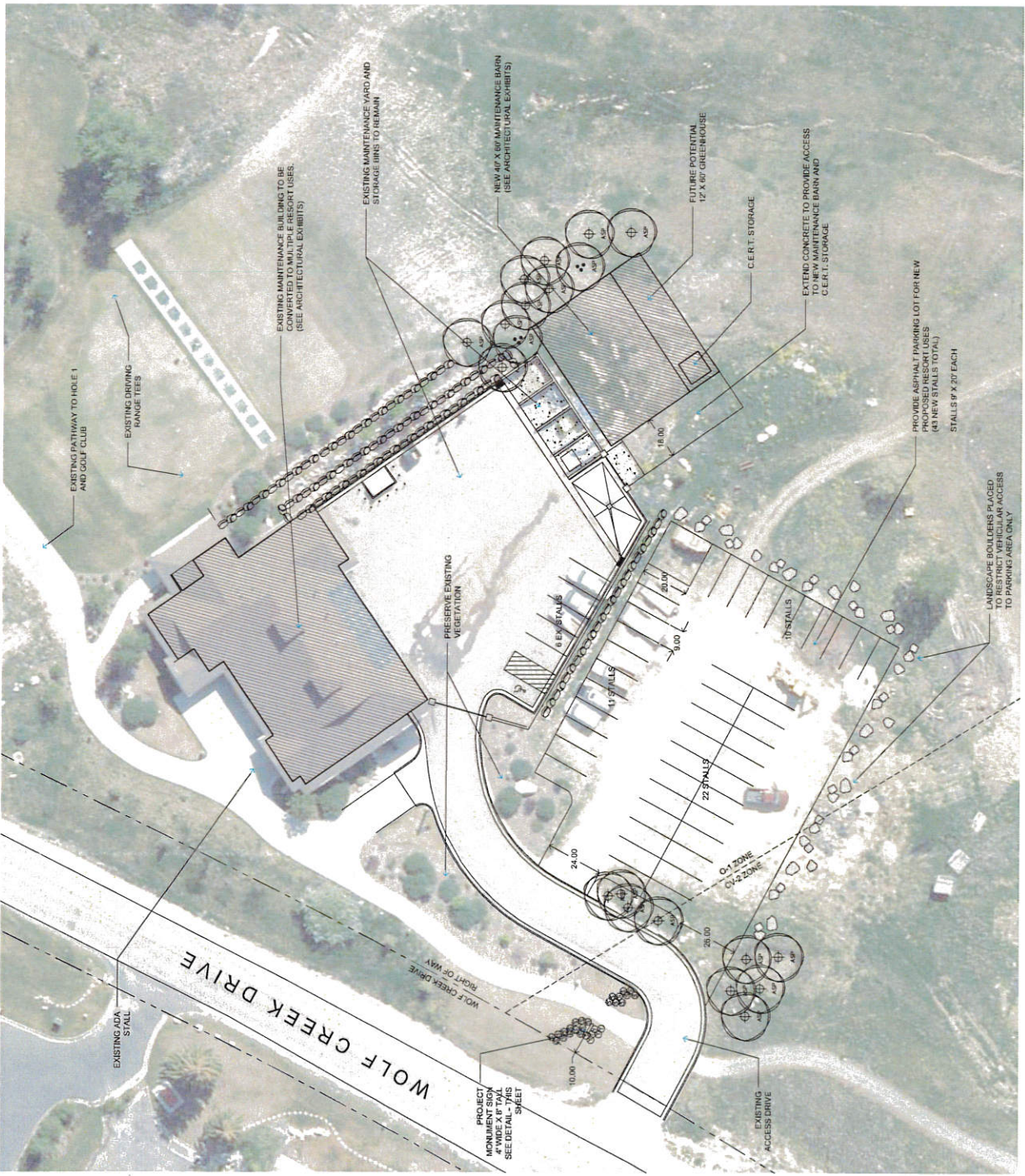




DATE:	DECEMBER 04, 2010
PROJECT:	000100100
DRAWN BY:	LL
REVIEWED BY:	LL
VERSION:	CUP APPLICATION
REVISIONS:	
SHEET TITLE:	SITE PLAN
SHEET NUMBER:	L1.1

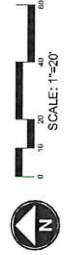
Plant Schedule

QUANTITY	SYMBOL	INSTALLATION/COMMISSION NUMBER	ESTIMATED SIZE
2		POPULUS TREMULOIDES QUAKING ASPEN	CLUMP
17		POPULUS TREMULOIDES QUAKING ASPEN	3.5' CAL
6		ACHILLEA RUPESTRIS YELLOW WILLOW	1 CAL
22		PANICUM VIRGATUM 'SHEARHULK' 3' LAMINARI SWITCH GRASS	1 CAL



NOTE: MONUMENT SIGN SHALL BE ILLUMINATED WITH LANDSCAPE LIGHTS. SEE DETAIL FOR LIGHTING SPECIFICATIONS PER 30 OF THE WEBER COUNTY CODE FOR OUTDOOR VALLEY LIGHTING

1 MONUMENT SIGN



## Weber County Conditional Use Permit Application

### Wolf Creek Golf Maintenance Storage

#### Project Narrative Addressing Follow Up Questions

Wolf Creek Utah LLC is proposing a new storage facility for golf carts and maintenance equipment. Located on the east side of the existing parking lot at the Wolf Creek maintenance facility, the 40' x 60' (2,400 SF) structure would provide additional storage for the golf course operations. The attached site plan also illustrates a 12' x 60' area along the east side of the building that could potentially provide space for a future greenhouse and a dedicated area to house emergency community CERT supplies. The height of the structure will be 24'. Electrical and water utilities will be brought to the building.

The project is located in the O-1 zoned part of the parcel and will be an accessory building to the golf course. However, the proposed sign is shown in the CV-2 zoned area of the parcel. The architecture exhibit provides additional details but the structure will consist of a dark brown colored metal roof with wood exterior siding. The site plan illustrates the proposed landscaping plan that incorporates new and existing vegetation. Additional parking of 43 stalls will be provided on an asphalt surface with a boulder boundary on the exterior of the parking area. No exterior lighting is being proposed as part of this conditional use submittal.

All Weber County ordinances, standards and regulations will be followed.



# Weber County Conditional Use Permit Application

**Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401**

Date Submitted / Completed	Fees (Office Use) <b>\$225</b>	Receipt Number (Office Use) <b>3525</b>	File Number (Office Use) <b>CUP2014-33</b>
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## Property Owner Contact Information

Name of Property Owner(s) WCU LLC (John Lewis)		Mailing Address of Property Owner(s) 3718 N Wolf Creek Drive Eden UT 84310	
Phone 801-430-1507	Fax		
Email Address (required) john@wolfcreekresort.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

## Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Eric Householder		Mailing Address of Authorized Person 3718 N Wolf Creek Drive Eden UT 84310	
Phone 801-389-0040	Fax		
Email Address eric@thg-cs.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

## Property Information

Project Name Wolf Creek Resort Golf Cart Storage	Total Acreage 95.89	Current Zoning O-1
Approximate Address 3844 North Wolf Creek Drive Eden, Utah 84310	Land Serial Number(s) 22-016-0074	

**Proposed Use**  
Golf Cart Storage and Maintenance

### Project Narrative

Wolf Creek Utah LLC is proposing a new storage facility for golf carts and maintenance equipment. Located on the east side of the existing parking lot at the Wolf Creek maintenance facility, the 40' x 60' (2,400 SF) structure would provide additional storage for the golf course operations. The attached site plan also illustrates a 12' x 60' area along the east side of the building that could potentially provide space for a future greenhouse and a dedicated area to house emergency community CERT supplies.

The project is located in the O-1 Zone and will be an accessory building to the golf course. The architecture exhibit provides additional details but the structure will consist of an earth toned colored metal roof with wood exterior siding. The site plan illustrates the proposed landscaping plan that incorporates new and existing vegetation. Additional parking of 43 stalls on an all weather surface is part of this conditional use submittal.



**Basis for Issuance of Conditional Use Permit**

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.

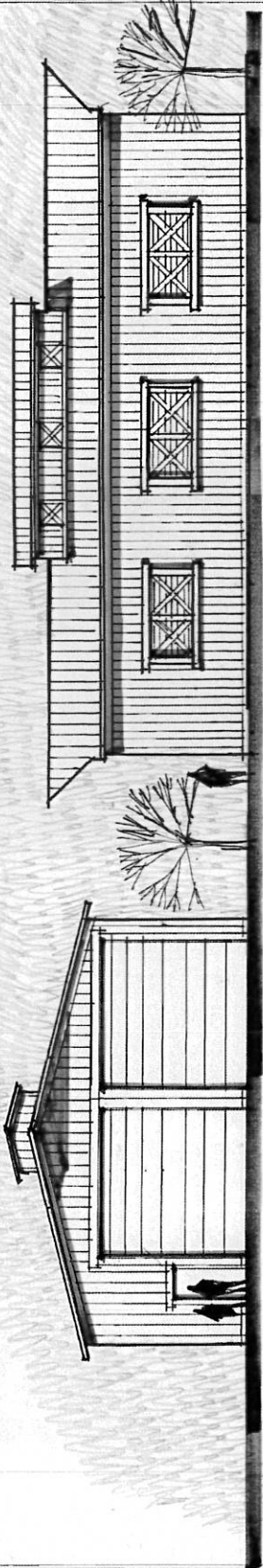
The intent and use of this project is consistent with what is currently being done at this location and should not result in any potential negative impacts.

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

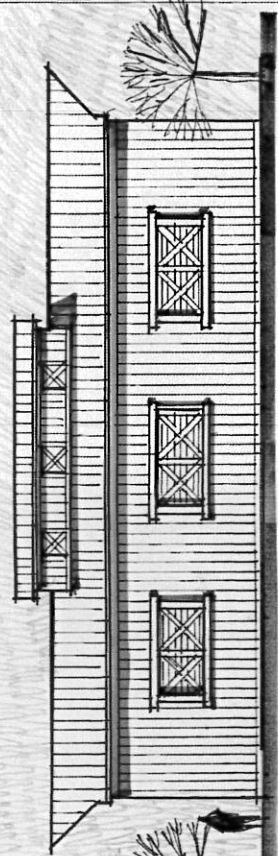
All Weber County ordinances, standards and regulations will be followed.

REV.	DATE

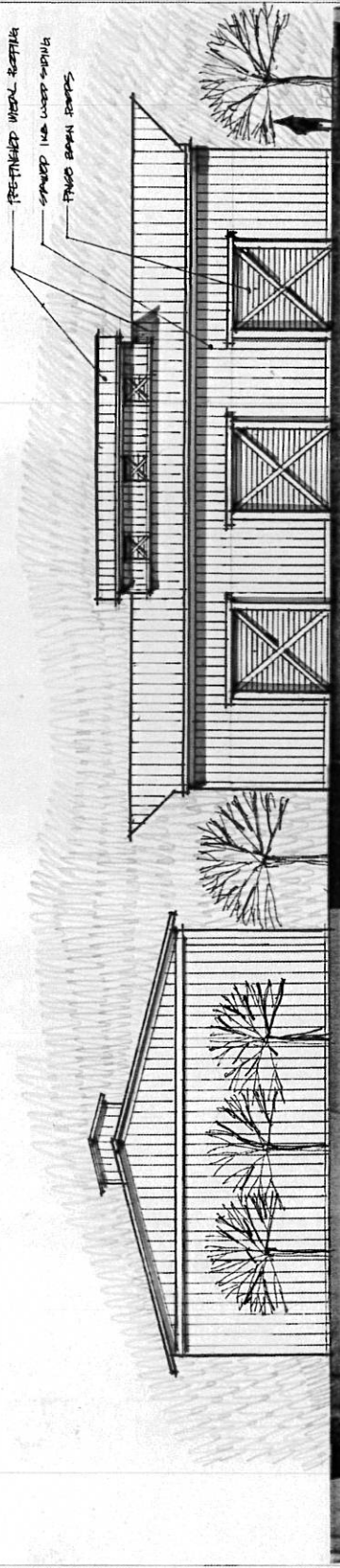
PROJECT # 1427  
 DATE 11/21/14  
 BUILDING ELEVATIONS  
 SHEET:



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

SOUTH ELEVATION

PREPARED WOOD RAILING  
 SPACED 1/2" WOOD SPINDLE  
 FINISH BRACK BOARD