



## Staff Report for Administrative Approval

Weber County Planning Division

### Synopsis

#### Application Information

**Application Request:** Consideration and or action on a request for Design Review approval of a 454 square foot addition to office space that is being used for development/planning, accounting, and real estate services located at 3900 North Wolf Creek Drive, Wolf Creek.

**Decision Type:** Administrative

**Agenda Date:** Tuesday, August 25, 2015

**Applicant:** Wolf Creek Utah LLC, John Lewis Representative

**File Number:** DR 2015-05

#### Property Information

**Approximate Address:** 3900 North Wolf Creek Drive, Wolf Creek

**Project Area:** 25.6 acres

**Zoning:** Commercial Valley Resort Recreation CVR-1

**Existing Land Use:** Two commercial buildings

**Proposed Land Use:** Small addition to an existing building

**Parcel ID:** 22-160-0085 and 22-160-0098

**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 11 (Commercial Valley Resort Recreation CVR-1)
- Weber County Land Use Code Title 108 Standards Chapter 2 (Ogden Valley Architectural, Landscape, and Screening 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)

### Background

The applicant is requesting approval of a 454 square foot addition to an existing commercial building that is being used for office development/planning, accounting, and real estate services. Two new work stations will be located in the new addition. The property is zoned Commercial Valley Resort Recreation CVR-1 and a conditional use permit was issued in February 2015 for the uses that are occupying the spaces. The addition will be 13 feet tall and match the existing building. There are 10 existing parking stalls with an overflow area that can accommodate another 15 stalls. The applicant is not proposing any new parking stalls, landscaping, lighting, or signage.

### Summary of Administrative Considerations

- Is the project layout and building design consistent with applicable Weber County Ordinances?

### Conformance to the General Plan

This site plan conforms to the General Plan by meeting the outline of permitted land uses of the zone in which it is located; all of the applicable requirements of Land Use Codes have been met.

### Conditions of Approval

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

### Staff Recommendation

Administrative approval of the site plan for a 454 square foot addition to a commercial building is hereby granted based upon its compliance with the Weber County Land Use Code. 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: August 25, 2015



Sean Wilkinson  
Weber County Planning Director

### Exhibits

- A. Applicant's narrative describing the addition
- B. Location map
- C. Site Plan
- D. Photo of the existing building

# Weber County Design Review 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)	Receipt Number (Office Use)	File Number (Office Use) DR2015-5
----------------------------	-------------------	-----------------------------	--------------------------------------

## Property Owner Contact Information

Name of Property Owner(s) WCU LLC		Mailing Address of Property Owner(s) 3718 N Wolf Creek Drive Eden UT 84310	
Phone 801.745.3737	Fax NA		
Email Address (required) eric@thg-cs.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 NA		
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 Basecamp Office Expansion	Current Zoning CVR-1	Total Acreage 25.56
Approximate Address 3718 North Wolf Creek Drive Eden UT 84310	Land Serial Number(s) 22-160-0085 (0.51) 22-160-0098 (25.05)	

Proposed Use  
Wolf Creek Resort Basecamp Office Expansion

### Project Narrative

Wolf Creek Utah LLC is proposing to expand the existing 2,145 SF basecamp office structure located at 3718 N Wolf Creek Drive. The 454 SF building addition would provide additional office space for the development/real estate office at Wolf Creek Resort.

A building permit was obtained in 2014 for a remodel that has been completed. During the construction, additional landscaping was installed with a new irrigation system that incorporated the numerous mature oaks and pine trees on the site.

No additional lighting or signage is being proposed. There was an existing 7'x8' ground monument sign along the road that has been refaced with new lettering but the structure has not been altered. Wall signs are located on the building to identify services offered. The exterior and roofing of the addition will match the existing structure (see attached photo).

The existing asphalt parking lot has been survey sealed and can accommodate ten regular stalls and one ADA stall (see site plan). Overflow parking is also available to the south of the building. The total required asphalt parking of 11 stalls was determined using Chapter 24 with the following assumptions;

- Business Office with three employees – three spaces
- Real Estate Office with one agent – five stalls
- Retail Store with 576 SF (Club Rec) – three spaces

We anticipate the new space will eventually accommodate two new workstations and feel that the existing parking with the overflow area of 15 stalls is adequate.

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

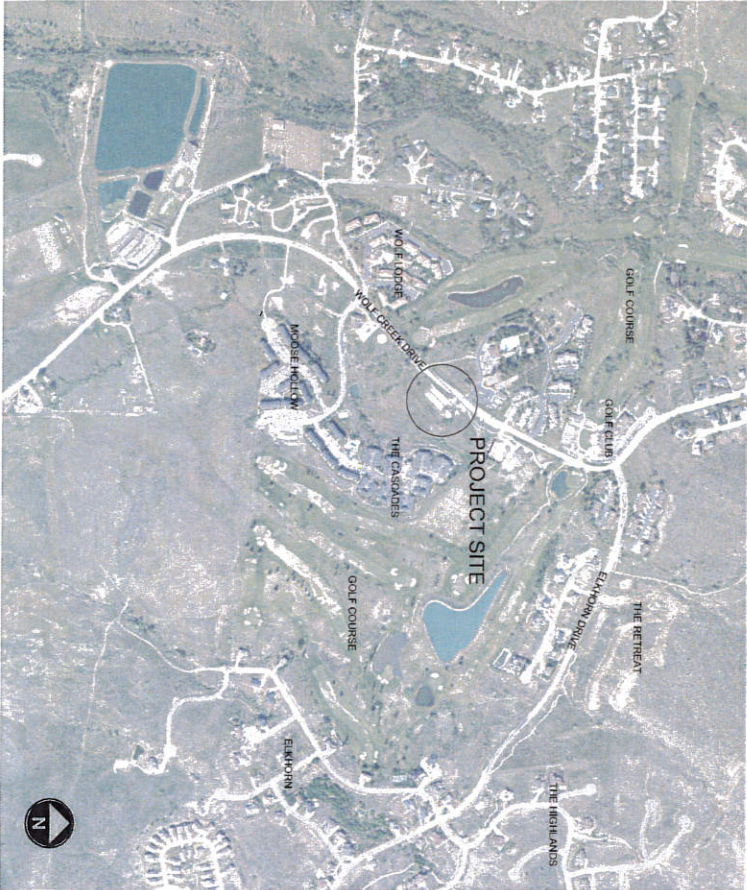
All Weber County ordinances, standards and regulations will be followed.



# WOLF CREEK RESORT

## BASECAMP SITE - DESIGN REVIEW

LOCATION MAP:



PREPARED FOR:  
WOLF CREEK RESORT  
JOHN LEWIS  
ERIC HOUSEHOLDER  
EDEN, UTAH 84310  
801.745.3737

CONSULTANTS:  
  
LAND PLANNING:  
LANGVARDT DESIGN GROUP  
ERIC LANGVARDT, LANDSCAPE ARCHITECT  
1525 WESTMORELAND DRIVE  
SALT LAKE CITY, UTAH 84105  
801.583.1295  
  
ARCHITECTURE:  
RIDGELINE DESIGN ARCHITECTS  
JADE SEWELL  
1708 EAST 5550 SOUTH #20  
SOUTH OGDEN, UTAH 84403  
801.791.0001

SHEET INDEX:  
L1.0 COVER SHEET  
L1.1 SITE PLAN



## WOLF CREEK RESORT

### BASECAMP SITE - DESIGN REVIEW

WEBER COUNTY, UTAH

DATE:	AUGUST 2013
PROJECT:	0000000000
DRAWN BY:	EL
CHECKED BY:	EL
VERSION:	DESIGN REVIEW
REVISIONS:	
SHEET TITLE:	COVER SHEET
SHEET NUMBER:	L1.0







