



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 540 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: Thursday, March 24, 2016

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

North:	Golf Course	South:	Golf Course
East:	Golf Course	West:	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 540 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. In 2015 a 254 square feet addition was approved on the other side of the building. The addition will be 13 feet tall and match the existing building. There are 11 existing parking stalls, and an overflow area that can accommodate another 15 stalls. The applicant is not proposing any changes to any of the 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 540 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: March 24, 2016



Rick V. Grover
Weber County Planning Director

Exhibits

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



EXISTING SIGNAGE



ENTRY MONUMENT SIGN
8' WIDE X 7' TALL

OFFICE FRONT ELEVATION



WOLF CREEK RESORT BASECAMP SITE - DESIGN REVIEW

WEBER COUNTY, UTAH

DATE:	MARCH 2016
PROJECT:	000.0000.00
DRAWN BY:	EL
REVIEW BY:	EL
VERSION:	DESIGN REVIEW
REVISIONS:	

SHEET TITLE:
SITE
PLAN

SHEET NUMBER:
L1.1