

**NOTICE FOR APPLICANT (Please Read Before Signing)**

Proposals for the installation of an individual water supply and for a sanitary waste disposal system (septic tank) for any structure designed for human occupation must be approved by Weber County Health Department prior to installation.

Ronda Kippen

07/11/2017

Planning Dept. Signature of Approval

Date

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this land use will be complied with whether specified herein or not. I make this statement under penalty of perjury.

  
Contractor/Owner Signature of Approval

Date

Aug 3, 2017

**Weber County Planning Commission**

2380 Washington Blvd. STE 240

Ogden, UT 84401

Phone: (801) 399-8791 FAX: (801) 399-8862

webercountyutah.gov/planning

**Permit Number: CUP2017-04**

Permit Type: Conditional Use

Permit Date: 07/11/2017

**Purpose of Conditional Use:**

The Exchange at Wolf Creek Resort Phase 1, a Planned Residential Unit Development (PRUD) including the request for an average building height of 33 feet as conditionally allowed in the CVR-1 zone

**Applicant****Owner****Name:****Name:****Business:**WCU LLC**Business:**WCU LLC**Address:** 3718 N Wolf Creek Drive  
Eden, UT 84310**Address:** 3718 N Wolf Creek Drive  
Eden, UT 84310**Phone:** 801-430-1507**Phone:** 801-430-1507**Parcel****Parcel:** 220160074**Zoning:** CVR-1 **Area:** 1.42 **Sq Ft:** **Lot(s):** N/A**Subdivision:** N/A**Address:** 3820 N Wolf Creek Drive Eden, UT 84310**T - R - S - QS:** 7N - 1E - 22 - SE**Site/Use Information****Adjacent Site Use:**

Open Space

**Eliminated Parking:** TBD**Existing Parking:** None**Proposed Parking:** TBD**Other Parking Provisions:****Existing Floor Space:** TBD**Proposed Floor Space:** TBD**Property Dimesions:****Hours:** N/A**Construction Date:** 11-JUL-17**Residents-Workers:** N/A**Short Description:**

A CUP for a PRUD and a request for an average building height of 33 feet.

**Comments**

See the attached "Notice of Decision" dated May 31, 2017 for the conditions of approval for CUP2017-04



**Weber County**

Weber County Planning Division  
www.co.weber.ut.us/planning\_commission  
2380 Washington Blvd., Suite 240  
Ogden, Utah 84401-1473  
Voice: (801) 399-8791  
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**Weber County Commission  
NOTICE OF DECISION**

WCU LLC  
c/o Eric Householder

May 31, 2017

Case No.: Conditional Use Permit 2017-04

You are hereby notified that your a conditional use permit for The Exchange at Wolf Creek Resort Phase 1 PRUD located within the approved Wolf Creek Resort Master Development including an average building height of 33 feet as conditionally allowed in the CVR-1 zone located at 3820 N Wolf Creek Resort, UT, was heard and approved by the Weber County Commission in a public meeting held on May 30, 2017, after due notice to the general public. The approval was granted subject to all review agency requirements and with the following conditions:

1. If the developer would like to have any signage within the development, a signage plan will need to be submitted for review and approval prior to installation of any signage outside of the typical required traffic signs.
2. Additional screening around the trash dumpsters will be installed prior to receiving occupancy of the structures. The materials to screen the dumpster area should match the architectural materials of the surrounding buildings.
3. Prior to issuing a land use permit for the proposed structures, all proposed lighting must be reviewed and approved by the Ogden Valley Starry Nights to ensure the proposal meets the requirements of LUC §108-16.
4. The metal roof areas and windows must be non-reflective material.
5. Final site plan applications made to Weber County shall be accompanied by a summary of the best management practices being utilized.
6. A "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of any geotechnical and geological recommendations for future property owners.
7. The minimum side yard setback will be zero feet.

This recommendation is based on the following findings:

1. The proposal conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposal complies with the applicable County ordinances.
3. The building uses, locations, lot area, width, yard, height and coverage regulations proposed are acceptable as shown on the proposed plans.
4. The proposed master planned development is in conformance with the approved Zoning Development Master Planned.
5. The proposed PRUD will not be detrimental to the public health, safety, or welfare.
6. The proposed PRUD will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

The next step in the process is to ensure complete compliance with the above listed conditions of approval. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at [rkippen@co.weber.us.ut](mailto:rkippen@co.weber.us.ut) or 801-399-8768.

Respectfully,

*Ronda Kippen*

Weber County Principal Planner

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