Weber County Conditional Use Permit Application									
Application submittal:	s will be accepted by appointm	ent only. (80	01) 399-8791. 238	30 Washi	ngton Blvd.	Suite 240, Ogden, UT 8440	1		
Date Submitted / Completed	Fees (Office Use)		Receipt Number (Office Use)	File Number (Office Use)			
Property Owner Contact I	nformation								
Name of Property Owner(s) WCU LLC			Mailing Address of Property Owner(s)						
Phone 801.430.1507	Fax NA		3718 N Wolf Creek Drive Eden UT 84310						
Email Address (required) john@wolfcreekresort.com			Preferred Method of Written Correspondence Email Fax Mail						
Authorized Representativ	e Contact Information		1						
Name of Person Authorized to Rep Eric Householder	resent the Property Owner(s)		Mailing Address	of Author	ized Person				
Phone 801.389.0040	Fax NA		3718 N Wolf Creek Drive Eden UT 84310						
Email Address eric@thg-cs.com			Preferred Method of Written Correspondence ✓ Email Fax Mail						
Property Information									
Project Name The Strand at Wolf Creek Resort			Total Acreage Parcel is 95.89 / Site is 1.42		Current Zoning CVR-1				
Approximate Address			Land Serial Numb 22-160-0098	per(s)					
3820 North Wolf Creek Drive Eden UT 84310		+							
Proposed Use Commercial									
Project Narrative					-	·			
See attached.									

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

The Strand at Wolf Creek Resort Phase 1 Commercial PRUD Conditional Use Permit Application 03.2017

Application Sections

Project Narrative

In 2015, WCU LLC rezoned the proposed site area to CVR-1 to support both commercial and residential uses at the core of the resort. The first phase of The Strand at Wolf Creek Resort will consist of pure commercial applications as supported in the CVR-1 land use code. This particular Conditional Use Permit submittal consists of three structures totaling 20,151 SF, a plaza, parking and landscaping placed on 1.42 acres. The Commercial PRUD request was made to get variances in the CVR-1 setbacks and landscaping standards as shown on the submitted site plan. The CUP application also requests a height increase from the 25' as indicated in the architectural elevations. The plans also call out the proposed exterior finishes. The phase will be under single ownership with space being leased to tenants. A one-lot Subdivision Application will also be submitted to pull the project area of this phase out of the larger golf course parcel.

The first and largest structure is The Comstock. The two story building is 12,297 SF and approximately 37' in height from existing grade. The programing is still being explored, but we picture event/reception, office, spa and retail spaces as a possibility. A small coffee shop or deli restaurant could also be an option.

The Granary will house the restaurant/brew pub and anchors the eastside of the phase 1 site. The 7,254 SF building has 24' diameter silo element that ties into the restaurant seating area. The trash dumpsters will be screen from the parking area.

In between The Comstock and The Granary buildings is The Garage. Sitting just north of the plaza, the single story is 13' in height and 600 SF. Plan to utilize the structure for storage but could operate as an event overflow facility or even a café/juice bar.

The project will also have three tower sculptures that will resemble vintage ski lift towers. They will be painted a natural, earthy, rusted red color. An example has been submitted with the application.

The parking calculations are included on the site plan and include stalls for both phase 1 of The Strand and the existing club facilities. Lighting will comply with the Ogden Valley Lighting ordinance. The Wolf Creek Water & Sewer Improvement District will provide sewer, culinary and secondary water services to the project.

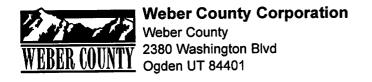
Reasonably anticipated detrimental effect of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke or noise.

 All Weber County ordinances, standards and regulations will be followed during and after construction is completed.

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

• The CVR-1 ordinance supports the proposed commercial uses. All Weber County ordinances, standards and regulations will be followed.

Property Owner Affidavit
I (We),, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.
(Property Owner) Subscribed and sworn to me thisday of, 20,
(Notary)
Authorized Representative Affidavit
I (We),
(Property Owner) (Property Owner)
Dated this
(Notary)



Customer Receipt Receipt 39085

Number

Receipt Date

03/16/17

Received From:

Wolf Creek Utah LLC

11:51 Time:

			•	
			Clerk:	tbennett
Description	· · · · · · · · · · · · · · · · · · ·	Comment		Amount
Parkside Plat	Parkside Plat			\$500.00
Parkside Plat	Parkside Plat			\$125.00
Parkside Plat	Parkside Plat			\$125.00
Parkside Plat	Parkside Plat			\$125.00
	Payment Type	Quantity	Ref	Amount
	CHECK		3116	
		AMT TENDERED:	\$875.00	
		AMT APPLIED:	\$875.00	
		CHANGE:	\$0.00	