



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for administrative design review approval for the Weekend Farmer's Market at Wolf Creek Resort. The project is located at approximately 3718 N Wolf Creek Drive, Eden, Utah.

Type of Decision: Administrative

Applicant: WCU, LLC

Authorized Agent: Kevin Hill

File Number: DR# 2017-07

Property Information

Approximate Address: 3718 N Wolf Creek Drive, Eden

Project Area: NA

Zoning: Commercial Valley Resort Recreation (CVR-1) Zone

Existing Land Use: Commercial/ Recreational

Proposed Land Use: Commercial/ Recreational

Parcel ID: 220160074

Township, Range, Section: Township 7 North, Range 1 East, Section 22

Adjacent Land Use

North:	Commercial/Recreational	South:	Residential
East:	Commercial/Recreational	West:	Residential

Staff Information

Report Presenter: Steve Burton
sburton@co.weber.ut.us
801-399-8766

Report Reviewer: RK

Applicable Ordinances

- Weber County LUC Title 104, Chapter 11 - Commercial Valley Resort Recreation (CVR-1) Zone
- Weber County LUC Title 108, Chapter 1 - Design Review
- Weber County LUC Title 108, Chapter 2 - Ogden Valley Architectural, Landscape and Screening Design Standards
- Weber County LUC Title 108, Chapter 13 - Farmer's Markets

Summary and Background

The applicant is requesting an administrative design review approval for the Weekend Farmer's Market at Wolf Creek Resort, located at approximately 3718 N Wolf Creek Drive, Eden. The subject property is in the Commercial Valley Resort Recreation (CVR-1) Zone. The Uniform Land Use Code of Weber County (LUC) permits farmer's markets within commercially zoned property, in accordance with LUC §108-13-5. The project will include 2 silos to be used as shade and gathering areas, 2 food trucks, and 1 ski tower as an architectural feature. The project will be incorporated into Wolf Creek's proposed commercial project called "The Exchange."

Wolf Creek made application in 2015, and received an approval to become the Commercial Valley Resort Recreation Zone on September 1, 2015. The property, as a result of the rezone, is subject to Weber County Zoning Development Agreement #C2015-340 (E#2755225), dated September 1, 2015.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by directing new commercial development to the resort areas of the valley (pg. 25 Ogden Valley General Plan, Commercial Development Goal 1).

Design Review: The CVR-1 Zone requires a design review (as outlined in LUC §108-1) to ensure that the general design, layout, and appearance of commercial sites and buildings is orderly and harmonious with the surrounding neighborhood.

All applications for commercial buildings, structures, uses, and their accessory buildings are required to have a design review approved prior to the issuing of any land use or building permit. As stated in the -LUC§108-1-2:

"All plans shall be reviewed and approved by the planning commission with the exception that small buildings or additions with a total footprint of less than 10,000 square feet, and which impact an area of less than one acre may be reviewed and approved by the planning director after meeting the requirements of all applicable ordinances."

As part of a design review, the Planning Director shall consider applicable codes and impose conditions that mitigate deficiencies if necessary. Consideration is given to the following:

- *Traffic safety and traffic congestion:*
 - The applicant has provided a site plan (Exhibit B) showing a parking area to mitigate any concerns related to traffic safety and congestion.
- *Outdoor advertising:*
 - The proposal does not include outdoor advertising.
- *Landscaping:*
 - The applicant has provided images of the current landscaping of the project area (see Exhibit C). The landscaping consists of deciduous trees and shrubs with a pressurized irrigation system, complying with the landscaping requirements of LUC §108-2-5.
- *Building and site layout:*
 - The project will include 2 market structures that are approximately 350 sq ft and 18 ft in height. The project will also include 1 statuary ski tower as part of the architectural features and design of "The Exchange." The proposed food trucks will be located to the east and west of the market structures, as shown on the site plan. An approved land use/ building permit for the ski towers and market structures must be obtained prior to their use as part of the farmer's market.
- *Utility easements, drainage, and other engineering questions:*
 - A condition of approval has been added to the staff recommendation to ensure that all review agency requirements, including the requirements of the Engineering Division, are met prior to commencement of the project.
- *Prior development concept plan approvals associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval:*
 - The proposed project complies with the applicable zoning development agreement that was approved on September 1, 2015.

Staff Recommendation

The Planning Division recommends approval of file# DR 2017-07. This recommendation for approval is subject to all review agency requirements and the following conditions:

1. The applicant will be required to obtain an approved land use/building permit for all proposed structures prior to commencement of the project.
2. The proposal must comply with the requirements of LUC § 108-13-5, regarding farmer's markets located on commercially zoned property, including the requirement of food vendors to have permits from the health department.

The recommendation for approval is based on the following findings:

1. The Planning Director has the administrative authority to approve the proposed project as described in LUC §108-1-2.
2. The proposed project complies with applicable County codes.

3. The proposed project complies with the applicable Zoning Development Agreement.
4. The proposed project conforms to the Ogden Valley General Plan.
5. The proposed project will not negatively affect public health, safety, or welfare.
6. The proposed project will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Administrative Approval

Based upon the findings listed above and subject to the conditions of approval, administrative approval for DR#2017-07 is hereby granted this 15 day of August, 2017.


Rick Grover, Director
Weber County Planning Division

Exhibits

- A. Design review application and narrative.
- B. Site Plan.
- C. Landscaping images.

Vicinity Map



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)
----------------------------	-------------------	-----------------------------	--------------------------

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 801 430-8998	Fax	
Email Address (required) kevin@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) Kevin Hill		Mailing Address of Authorized Person Same as above
Phone 801 430-8998	Fax	
Email Address kevin@wolfcreekresort.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Property Information

Project Name Farmers Market at Wolf Creek Resort	Current Zoning CVR-1	Total Acreage See below
Approximate Address 3718 N Wolf Creek Drive Eden, UT 84310	Land Serial Number(s) 220160074	

Proposed Use
Weekend Farmers Market

Project Narrative

The project ("Project") is intended as a temporary and intermittent use as an outdoor Farmers Market as set forth in the County Code. The area of use is a portion (less than one acre) of a larger section of land (Exhibit A). currently zoned CVR-1 contained in the Wolf Creek Resort master plan. The Project will be used on an interim basis until the plans and processes are complete for the full development of the proposed commercial/retail project called "The Exchange." The following are key components of the Project:

Structures:

Silos - As depicted on Exhibit B, two (2) silos, each approximately 18' in height and 350 SF of floor area are installed on the Project. The silos will be used as shade and gathering areas for the visitors to the Farmers Market.

Ski Towers - As depicted on Exhibit B, three (3) ski towers, each approximately 24' in height are installed on the Project. The ski towers are an architectural feature of the to-be-built Exchange. All structures have been designed to provide ambiance and atmosphere in keeping with the rural character of the Ogden Valley area.

Both the ski towers and the silos have an approved building permit # 17X146

Ingress and Parking:

Access to the Project will be via an established and previously approved driveway located at approximately 3844 N. Wolf Creek Drive as depicted on Exhibit C. Ample parking is provided as a part of and adjacent to the Project.

Food Trucks/Services:

To add services and function to the Farmers Market, we will host two (2) self-contained and permitted food trucks to provide food and drink to attendees. Restroom facilities are available in a nearby adjacent building approximately 100 yards from the silos (Exhibit C).

EXISTING
"CLUBS"

- AREA OF
PROPOSED USE

220160074

Owner: WCU LLC DBA WOLF CREEK UTAH LLC

Mailing Address: 3718 N WOLF CREEK DR
EDEN UT 843109655

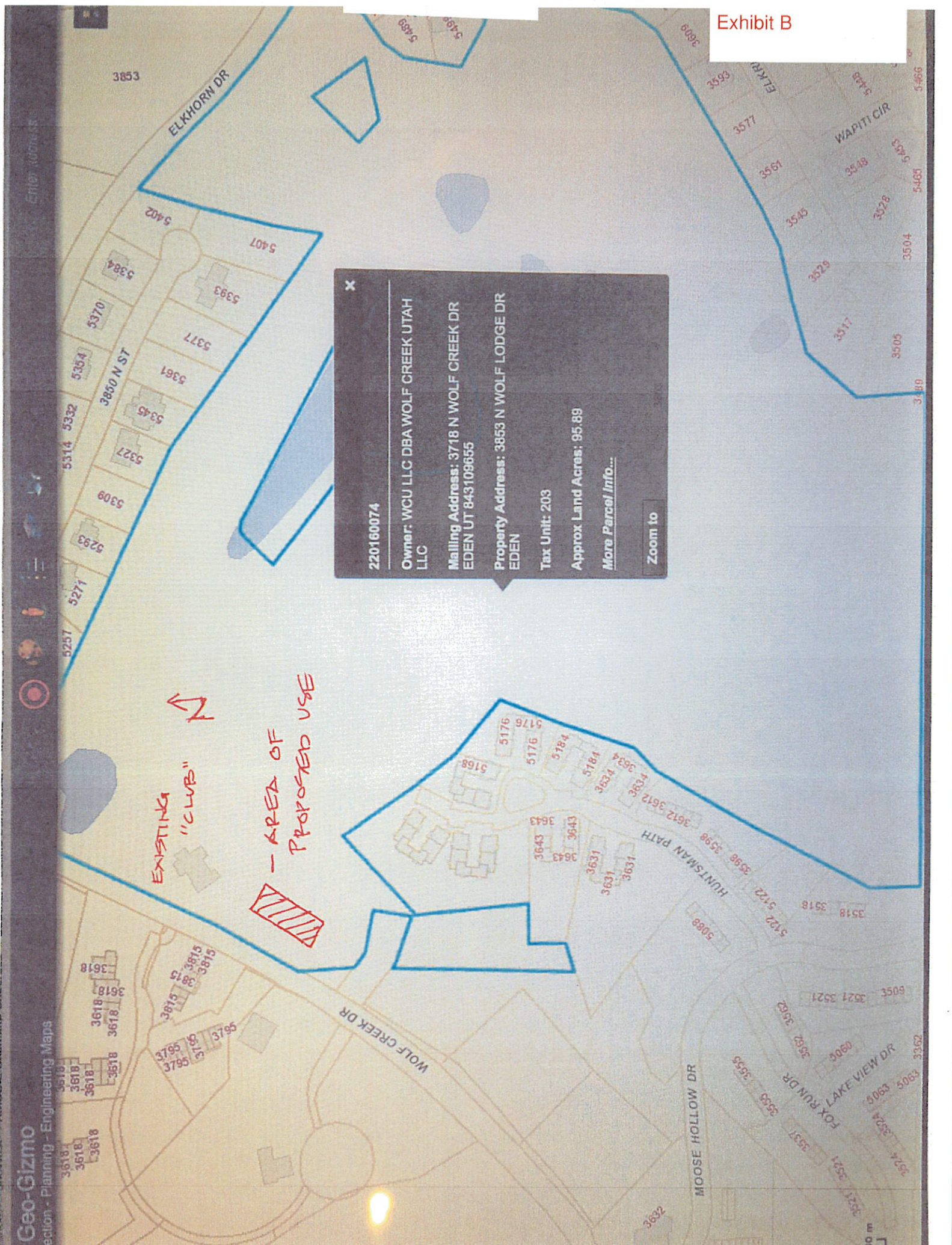
Property Address: 3853 N WOLF LODGE DR
EDEN

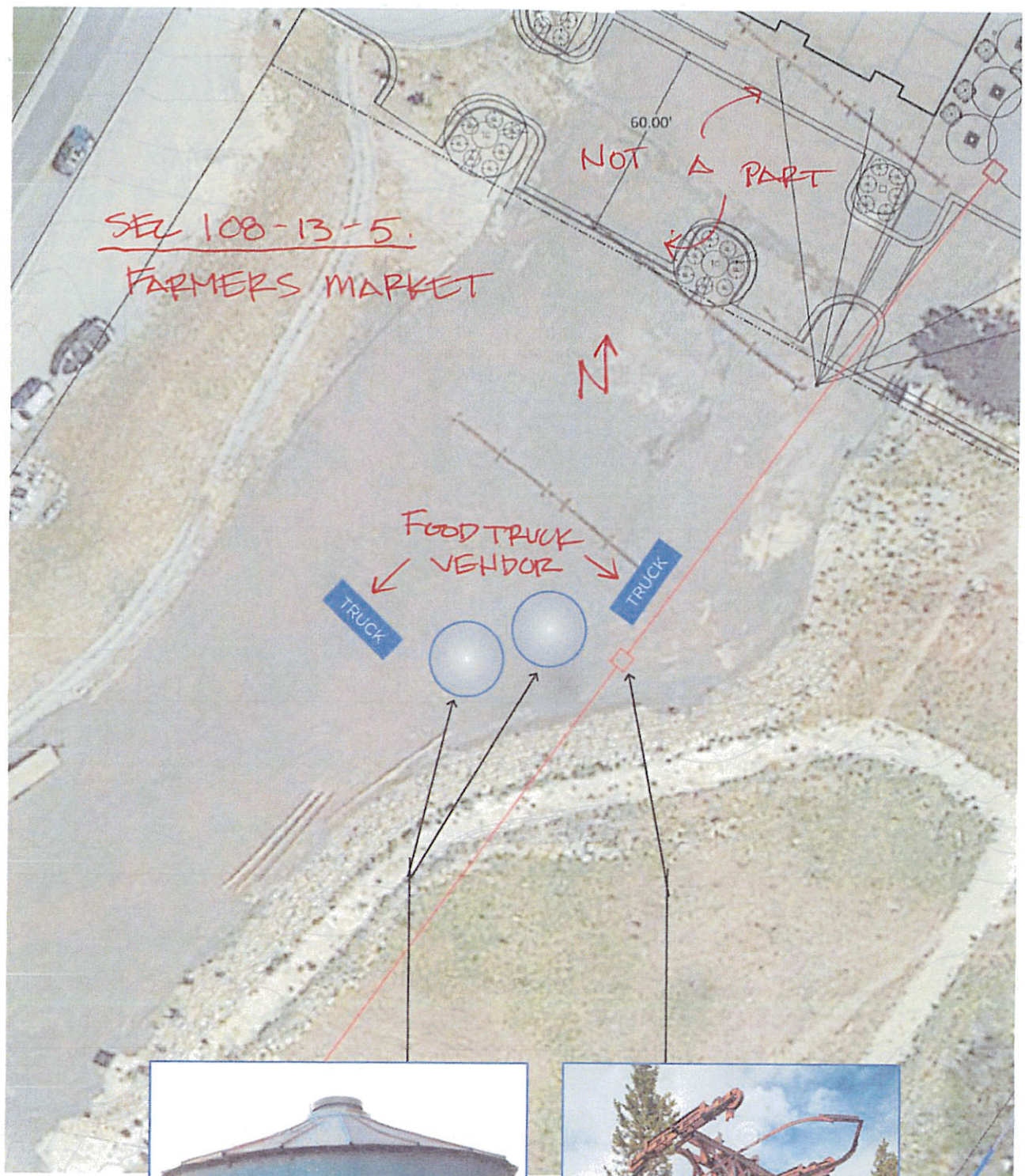
Tax Unit: 203

Approx Land Acres: 95.89

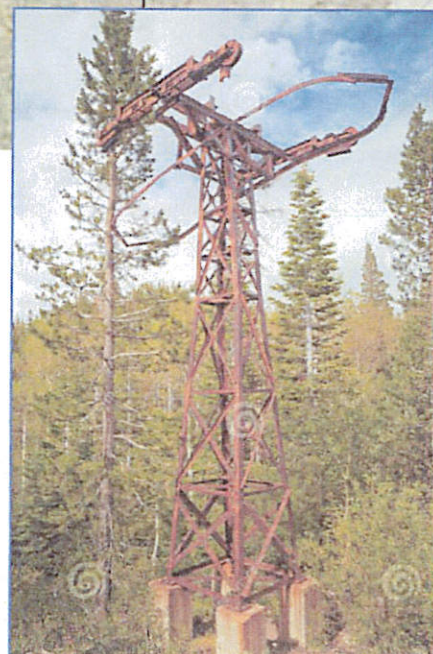
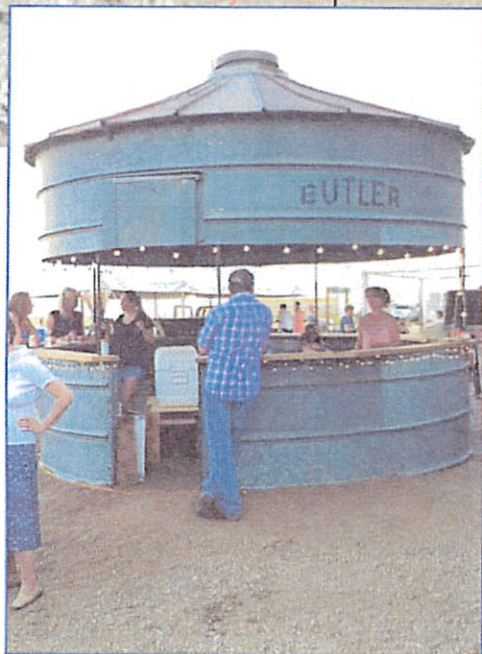
[More Parcel Info...](#)

Zoom to

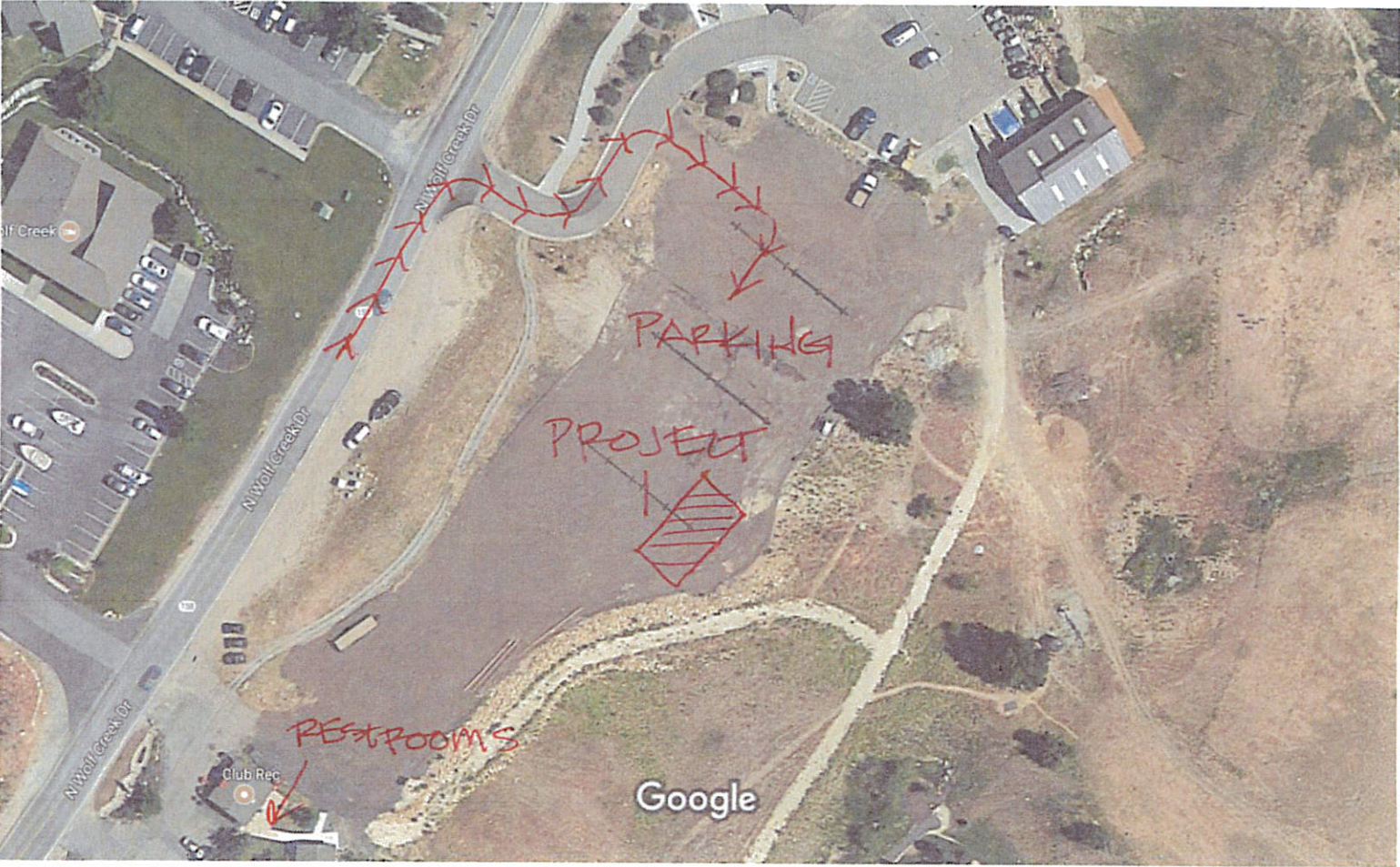




MARKET →
STRUCTURE
APPROX:
350 SF EA
18' HIGH
LESS THAN
1 ACRE FOR
PROJECT AREA



ALL SETBACK
ARE IN EXCESS
OF THE MAX
DISTANCES
REQUIRED FOR
THE CRV-1
ZONE



Imagery ©2017 Google, Map data ©2017 Google 50 ft

