



Staff Report to the Planning Director for Administrative Review

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a design review application for the Wolf Creek Golf and Club Pro Shop/Clubhouse and Snack Bar.
Type of Decision:	Administrative
Applicant:	WCU, LLC
Authorized Representative:	Kevin Hill
File Number:	DR 2017-14

Property Information

Approximate Address:	3900 North Wolf Creek Drive Eden, UT
Project Area:	14,196 square feet
Zoning:	CV-2
Existing Land Use:	Vacant
Proposed Land Use:	Pro-Shop/Clubhouse and Snack Bar
Parcel ID:	22-016-0098
Township, Range, Section:	Township 7N, Range 1E, Sec 22

Adjacent Land Use

North:	Commercial/Resort	South:	Commercial/Resort
East:	Golf Course	West:	Golf Course

Staff Information

Report Presenter:	Ronda Kippen rkippen@co.weber.ut.us 801-399-8768
Report Reviewer:	RG

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 21 Commercial Valley Zone (CV-2)
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 2 Ogden Valley Architectural, Landscape and Screening Design Standards
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

Summary and Background

The Planning Division staff recommends approval of a design review for the Wolf Creek Golf and Club Pro Shop/Clubhouse and Snack Bar, located at approximately 3900 North Wolf Creek Drive. The proposed Club Pro Shop/ Clubhouse and Snack Bar is being processed as “Athletic, recreational equipment and sporting goods sales/rentals” and a “Café”. Both uses are considered permitted uses in the CV-2 zone. A design review is required for all recreation resort uses and commercial structures. The application is being processed as an administratively review due to the approval procedures in Uniform Land Use Code of Weber County, Utah (LUC) §108-1-2 which allows for the planning director to review and approve applications for design review with a total footprint of less than 10,000 square feet, and which impact an area of less than one acre.

The applicant would like to move forward with the construction of the Wolf Creek Golf and Club Pro Shop/Clubhouse and Snack Bar and has submitted the required information as outlined in the LUC §108-1-2 for consideration and approval of the design review. Based on the recommended conditions listed in this staff report, the proposed structure is in conformance with the current zoning as well as the applicable requirements in the LUC. The following is staff’s analysis of the Wolf Creek Golf and Club Pro Shop/Clubhouse and Snack Bar design review.

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related areas.

Zoning: The LUC §104-21-1 has identified the need to provide suitable areas for the location of various types of commercial activity needed to serve the people of the Ogden Valley. The CV-2 Zone has been established for “General Commercial” and can be further described per the LUC §104-21-1(c) as follows:

“The CV-2 Zone (General Commercial) has been established for the purpose of providing a broad range of commercial services and goods to serve a larger region of the county like the Ogden Valley. Areas with CV-2 zoning have a principal patronage which originates throughout the Ogden Valley or is due to recreation in the Ogden Valley. CV-2 areas are to be a commercial hub or node of activity. These areas, as outlined in the General Plan, are to be near the traditional town centers of the Ogden Valley and not to be strung out along the highways. Uses in the CV-2 Zone may provide goods and services not typically found amongst commercial areas within resorts including automobile sales and service, sporting goods, service stations, hotels, and professional offices.”

The CV-2 Zone has specific standards identified in the LUC §104-21-2 that shall be met as part of the development process. Those standards are as follows:

- Minimum lot area: None
- Minimum lot width: None
- Minimum yard setbacks:
 - Front: 20’ unless the requirements listed in §104-21-4(c) Special Regulations are met
 - Side: None, except 10’ where a building is adjacent to a forest, agricultural, or residential zone boundary
 - Rear: None, except 10’ where a building is adjacent to a forest, agricultural, or residential zone boundary
- Building height:
 - Minimum: 1 story
 - Maximum: 35’
- Maximum lot coverage: 60% of lot area by buildings or accessory buildings

The applicant has provided the required material to facilitate a thorough design review of the proposed project including a site plan (see Exhibit A), architectural renderings and building elevations (see Exhibit B) and a landscape plan (see Exhibit C). The proposed lot configuration meets the area and width standards in the CV-2 Zone. The proposal is in conformance with the LUC.

Design Review: The proposed Wolf Creek Golf and Club Pro Shop/Clubhouse and Snack Bar mandates a design review as outlined in the LUC Chapter 108 Section 1 to ensure that the general layout and appearance of the development shall not impair the orderly and harmonious development of the neighborhood nor impair investment in and occupation of the neighborhood. As part of this review, specific standards shall be considered per the review and approval process as outlined in LUC §108-1-4. The standards for consideration are as follows:

1) *Considerations relating to traffic safety and traffic congestion.* The proposal includes a site plan that identifies the location of the proposed building and the location of 53 existing parking spaces that will provide adequate parking for the Wolf Creek Golf and Club Pro Shop/Clubhouse and Snack Bar. The parking requirement for the proposed uses is a minimum of 28 parking spaces. Access to the proposed structure will be gained from Wolf Creek Drive (see Exhibit A).

2) *Considerations relating to outdoor advertising.* The applicant has not proposed any signage or outdoor advertising as part of the application. 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.

3) *Considerations relating to landscaping, screening and buffering.* The applicant has been able to adequately address the minimum requirements of the Design Review as outlined in LUC §108-1-4(3) and the Ogden Valley Architectural, Landscape and Screening Design Standards as outlined in LUC §108-2-5 and §108-2-9 by providing detailed plans that reflect 41% of the project site as landscaped (see Exhibit C).

4) *Considerations relating to buildings and site layout.* The proposal is a “Golf and Club Pro Shop/Clubhouse and Snack Bar” and is approximately 9,690 square feet. The building and site layout has been reviewed against the design criteria of the current zoning in the LUC Chapter 104 Section 21, the Design Review in the LUC Chapter 108 Section 1, and the Ogden Valley Architectural, Landscape and Screening Design Standards in the LUC §108-2-4.

The proposed building has an exterior finish consisting of predominantly natural, muted earth tone colors (see Exhibit B). All exterior metal and windows must be non-reflective. This will be required to be noted on the construction plans to ensure that this area of the code is upheld.

All exterior lighting shall adhere to LUC §108-16-4 and be adequately shielded. If it is felt that additional measures need to be taken to ensure adequate protection of the night sky, a condition of approval will need to be added. It appears that the proposal meets the minimum requirements of the applicable areas of the Uniform Land Use Code of Weber County.

5) *Considerations relating to utility easements, drainage, and other engineering questions.* As part of the building permit application, the applicant will be required to provide civil engineered drawings that identify the existing and proposed topography, contour lines, utilities, easements and drainage. The applicant will need to adhere to all conditions of the Engineering Division including but not limited to easements and utilities to and through the property, site improvements and storm water drainage.

6) *Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval.* The proposed structure complies with the applicable zoning development agreement that was approved on September 1, 2015.

Review Agencies: The Weber Fire District has reviewed and approved the proposal. The Engineering Division has reviewed the proposal and has provided the applicant with the additional items that will be required during the building permit process. A condition of approval has been made part of staff’s recommendations to ensure that any conditions of the applicable reviewing agencies are strictly adhered to.

Staff Recommendation

Staff recommends design review approval for the Wolf Creek Golf and Club Pro Shop/Clubhouse and Snack Bar, located at approximately 3900 North Wolf Creek Drive. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. If the developer would like to have any signage for the Golf and Club Pro Shop/Clubhouse and Snack Bar, 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. All exterior lighting must adhere to the requirements of LUC Chapter 108 Section 16.
3. All exterior metal and windows must be non-reflective material.

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 proposal is in conformance with the approved Zoning Development Master Planned.
5. The proposal will not be detrimental to the public health, safety, or welfare.
6. The proposal will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Administrative Approval

Administrative design review approval for the Wolf Creek Golf and Club Pro Shop/Clubhouse and Snack Bar, located at approximately 3900 North Wolf Creek Drive, 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: _____

Rick Grover

Weber County Planning Director

Exhibits

- A. Site Plan
- B. Architectural Renderings and Building Elevations
- C. Landscape Plans

Location Map



Exhibit A-Site Plan



Exhibit B-Architectural Renderings



Exhibit B-Building Renderings

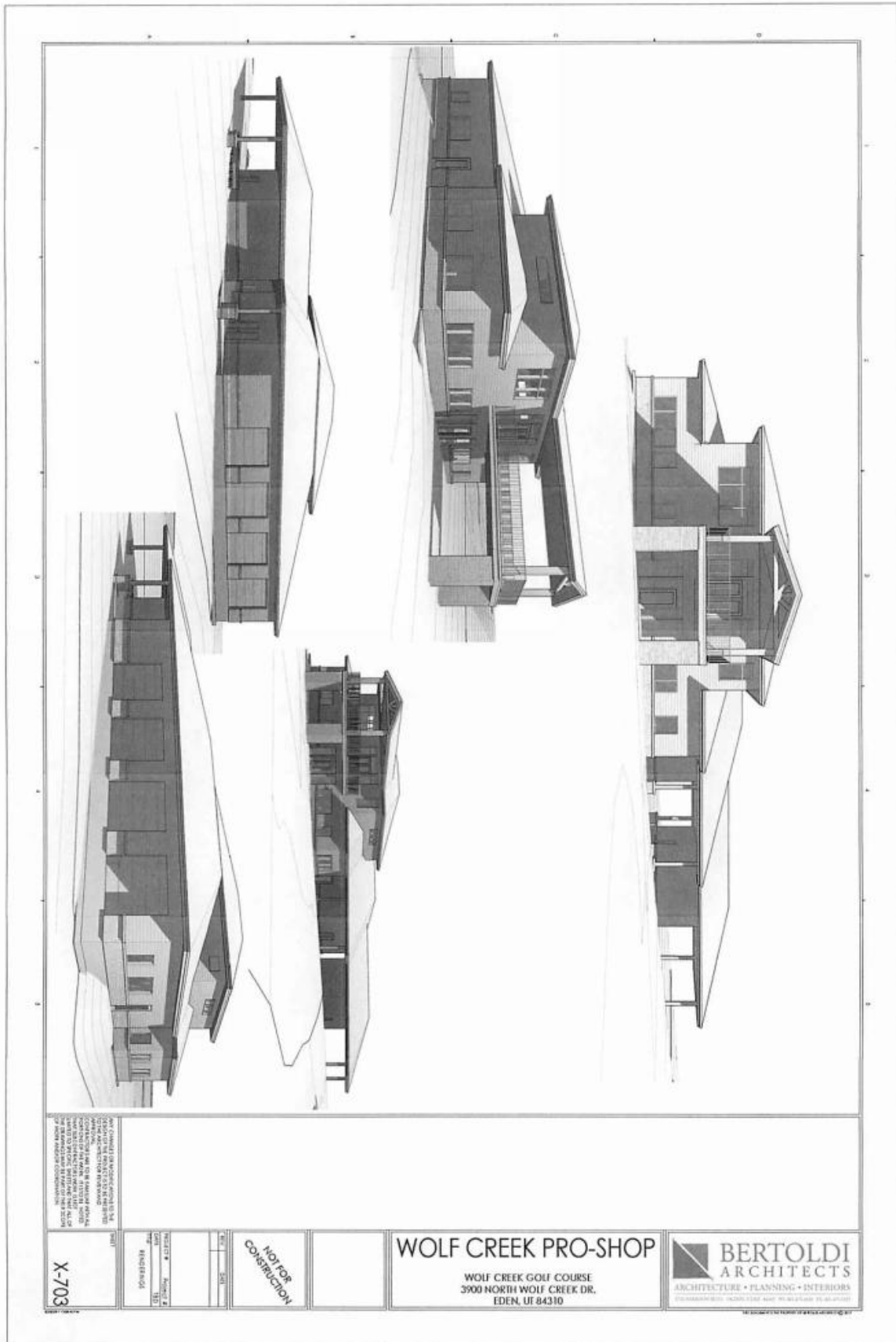


Exhibit B-Building Elevations

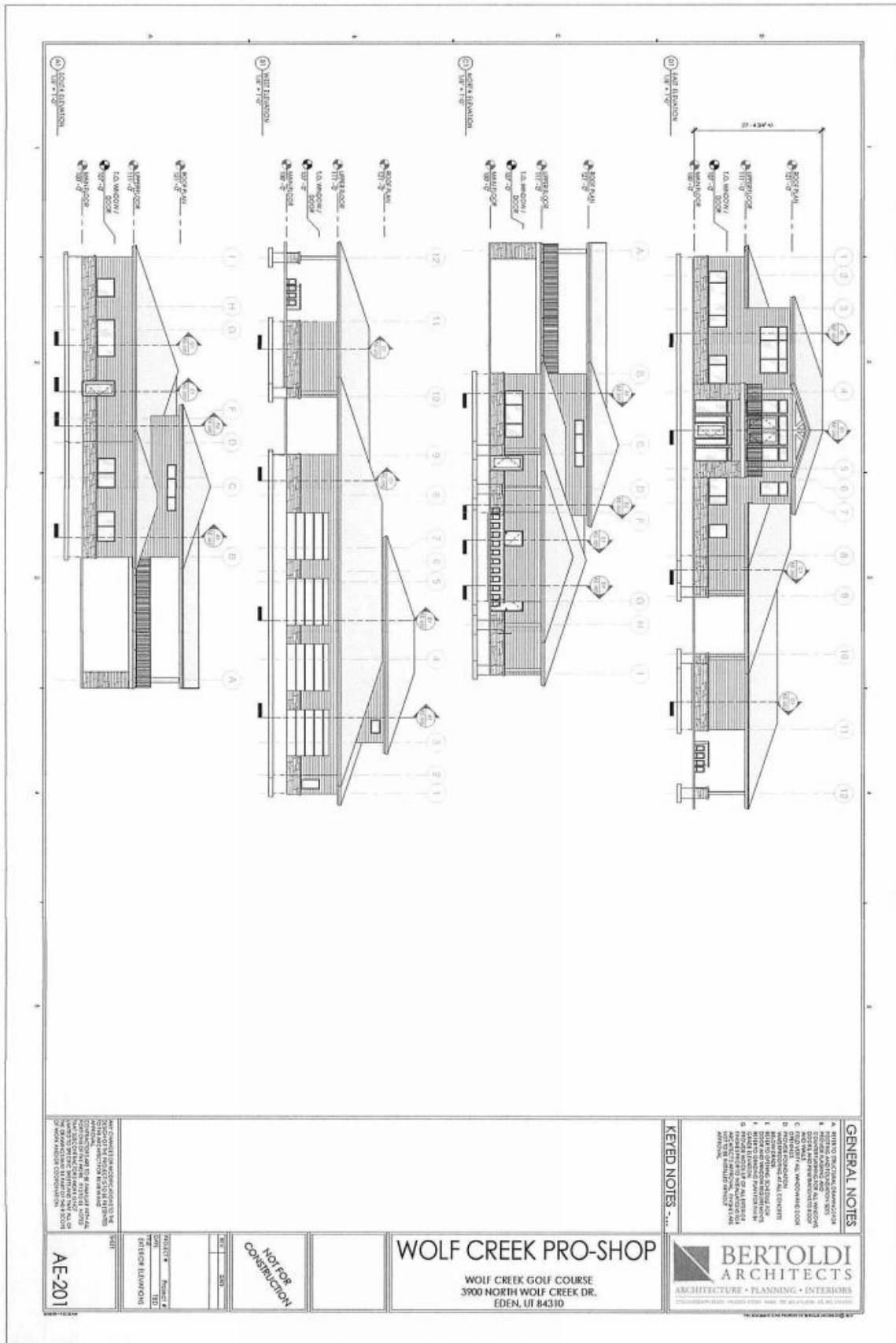


Exhibit C-Landscaping Plans

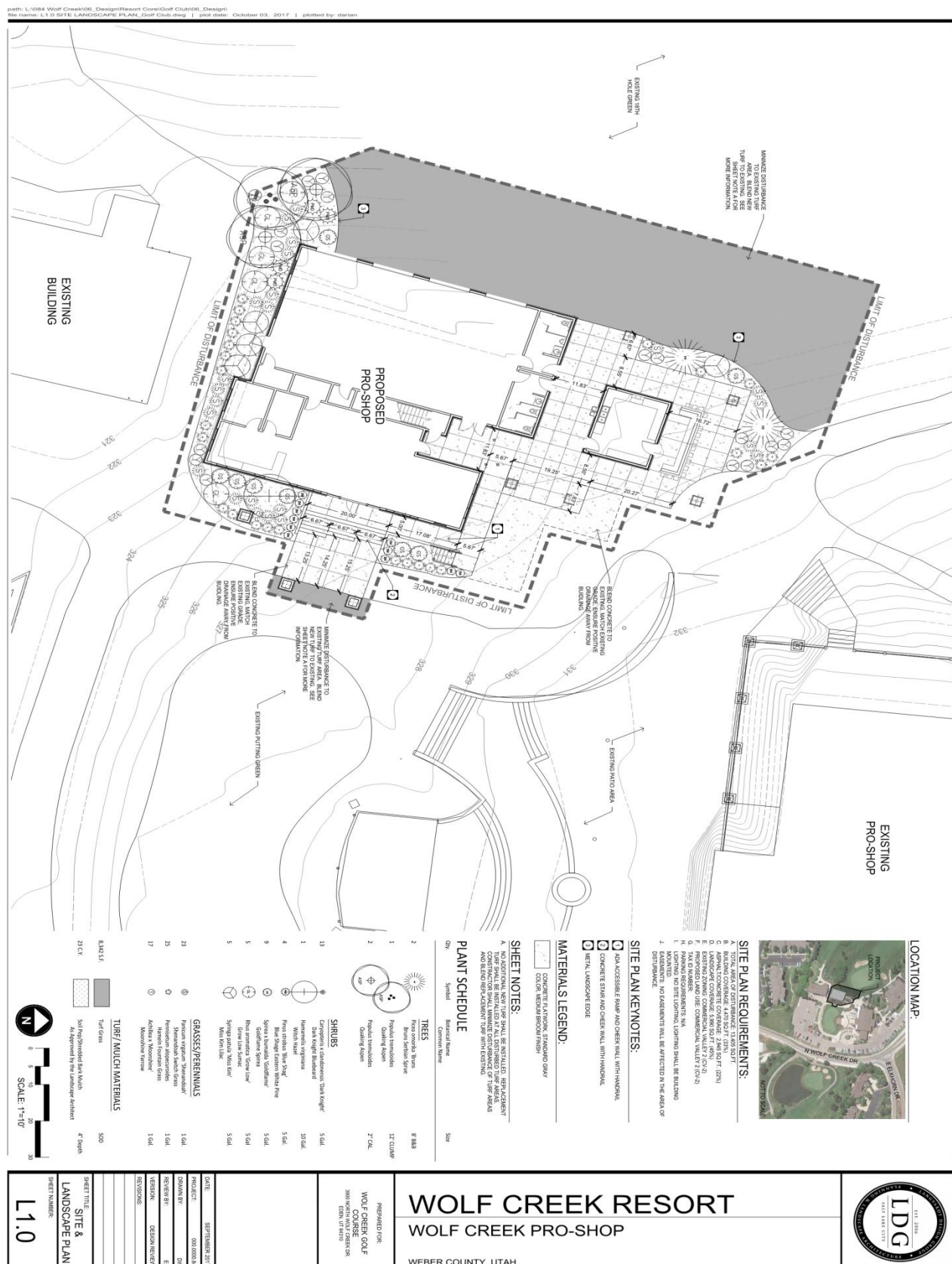


Exhibit C-Landscaping Plans

