



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request for design review approval of an addition to the Wolf Creek pro-shop.
Type of Decision:	Administrative
Applicant:	Wolf Creek Utah
Authorized Agent:	Kevin Hill
File Number:	DR# 2018-14

Property Information

Approximate Address:	3900 N Wolf Creek Dr, Eden
Project Area:	NA
Zoning:	CV-2
Existing Land Use:	Golf Course
Proposed Land Use:	Golf Course
Parcel ID:	22-016-0098
Township, Range, Section:	Township 7 North, Range 1 East, Section 22

Adjacent Land Use

North:	Commercial	South:	Residential
East:	Recreation	West:	Recreation

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 21 - Commercial Valley Zone (CV-2) 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

Summary and Background

The applicant is requesting an administrative design review approval of an addition to the existing Wolf Creek Pro-shop. The proposed addition will enclose the existing dining area which is approximately 1,734 square feet in area. The existing building received design review approval on October 17, 2017 and the proposed addition is considered an amendment to the original approval. With the recommended conditions, the proposal conforms to the Uniform Land Use Code (LUC) of Weber County.

Analysis

Design Review: The CV-2 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.

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 proposed addition is not anticipated to increase traffic or to cause any safety hazards.
- *Outdoor advertising:*
 - The project will not include any outdoor advertising.
- *Landscaping:*

- The parcel on which the addition will be located maintains the landscaping requirements outline in LUC §108-1 and §108-2.
 - *Building and site layout:*
 - The building plans for the proposed addition are compliant with the following zoning site development standards:

Minimum lot area: None;

Minimum lot width: None;

Minimum front yard setback: 20 feet;

Minimum side yard setback: None;

Minimum rear yard setback: None
- The proposed addition will be enclosed in glass. As required by LUC§108-2-4, all building materials are required to be non-reflective. This requirement has been made a condition of approval.
- *Utility easements, drainage, and other engineering questions:*
 - The proposal must meet all review agency requirements, including the requirements outlined in the Engineering Division's review.
 - *Prior development concept plan approvals associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval:*
 - The proposal complies with the previously approved Wolf Creek Master Plan and the applicable zoning development agreement.

Conformance to the General Plan

The proposal conforms to the Ogden Valley General Plan by continuing commercial development within existing resort areas (pg. 25 Ogden Valley General Plan, Commercial Development Goal 1).

Staff Recommendation

The Planning Division recommends approval of file# DR 2018-14, subject to all review agency requirements and the following conditions:

1. All building materials must be non-reflective, as required by LUC§ 108-2-4.
2. All proposed lighting must comply with the Ogden Valley Lighting requirements, as outline in LUC§ 108-16.

based on the following findings:

1. The proposed project complies with applicable County codes.
2. The proposed project complies with the applicable Zoning Development Agreement and approved Snowbasin Master Plan.
3. The proposed project conforms to the Ogden Valley General Plan.

Administrative Approval

Administrative approval of DR 2018-14 is 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.

Vicinity Map





SHEET NUMBER:

G1.0

