

Weber County Conditional Use Permit 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)
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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 801.745.3737	Fax NA		
Email Address (required) eric@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) Eric Householder		Mailing Address of Authorized Person 3718 N Wolf Creek Drive Eden UT 84310	
Phone 801.389.0040	Fax NA		
Email Address eric@wolfcreekresort.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name The Club at Wolf Creek Resort	Total Acreage 95.89	Current Zoning O-1
Approximate Address 3844 N Wolf Creek Drive Eden UT 84310	Land Serial Number(s) 22-016-0074	

Proposed Use
Fitness/Multipurpose Facility for the Wolf Creek Resort Golf Course

Project Narrative

As a follow up to the Conditional Use Permit for a Golf Cart Storage Building that was approved by the Ogden Valley Planning Commission in January of 2015, WCU LLC is seeking to expand accessory golf course uses for the Club at Wolf Creek Resort. Located in O-1 zoning, the existing facility houses the golf maintenance team downstairs (5,434 SF) and golf fitness (1,585 SF) and multipurpose (3,310 SF) areas upstairs. Currently, these amenities are tied to the golf membership packages and not open to the general public.

Expanding accessory golf course uses would support our vision of making the resort golf course amenity economically viable. The ability to host outside events in our multipurpose area by the general public would assist in reaching this objective. Having the option to welcome our resort lodging guests and community to the fitness facility with a daily activity pass could also enhance the overall guest experience at the resort. Wolf Creek currently provides golf services to both the general public and private members. This type of activity is similar to the Ogden Country Club, which also operates in Weber County O-1 zoning, where the general public has the ability to rent banquet/meeting space.

In working with the Weber County Planning Department, it was determined that applying for a Conditional Use Permit would be the preferable short term route to opening up the facility to non golf membership use. Meanwhile, WCU is diligently working on a new resort core concept and zoning plan, with both commercial and residential units, which will be rolled out to the community later this summer.

As for the site improvements, the vertical building structure is in place and the remodel has been completed. After discussions with both the planning and engineering departments, we are proposing a Deferring Parking Improvements Agreement, as the parking site is located in the first phase of the resort commercial plan. In the meantime, crushed asphalt will be used to construct an all season hard surface that can accommodate 43 vehicles. With the existing and new parking, there will be 50 stalls. The exterior of the parking area will have a fence or boulder barrier. No additional lighting or signage is being proposed as part of this conditional use submittal and the landscaping is illustrated on the site plan.

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.

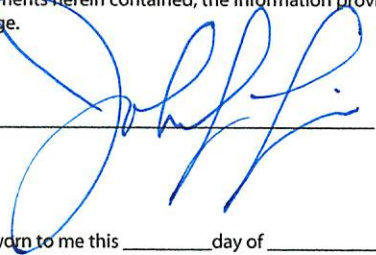
All Weber County ordinances, standards and regulations will be followed to mitigate any potential negative impacts.

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

All Weber County ordinances, standards and regulations will be followed.

Property Owner Affidavit

I (We), WCV LLC, 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)

(Property Owner)

Subscribed and sworn to me this _____ day of _____, 20 _____.

(Notary)

Authorized Representative Affidavit

I (We), WCV LLC, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), ERD HOUGHTON, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.



(Property Owner)

(Property Owner)

Dated this _____ day of _____, 20 _____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

(Notary)