

Weber County General Plan or Text Amendment Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted	Received By (Office Use)	Added to Map (Office Use)
----------------	--------------------------	---------------------------

Property Owner Contact Information

Name of Property Owner(s) WCU LLC	Mailing Address of Property Owner(s)
--------------------------------------	--------------------------------------

Phone 801.389.0040	Fax NA	3718 N Wolf Creek Drive Eden UT 84310
-----------------------	-----------	--

Email Address eric@wolfcreekresort.com	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
---	--

Ordinance Proposal

Ordinance to be Amended
104-11-4 (CVR-1 - Conditional Uses)

Describing the amendment and/or proposed changes to the ordinance:

Please see the attached exhibit.

Ordinance Proposal (continued...)

Applicant Affidavit

I (We), WCU LLC, depose and say that I (we) am (are) the interested member(s) of 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.

(Signature)

[Handwritten Signature]

(Signature)

Subscribed and sworn to me this 24th day of June, 20 15.



Lisa Tucker

(Notary)

Wolf Creek Resort Village
Resort Core Zoning and Concept Development Plan
06.23.2015

Application Sections

1. Describing the project vision
 - The Zoning Development Agreement (ZDA) for Wolf Creek Resort was first established with Weber County in the early 1980s. One purpose of this application is to provide land use zoning in the village core area of the resort that will support a blend of commercial and residential uses (mix use). The most recent ZDA from 2002 identified certain allowable uses in the CV-2 zone that are not supported by the current commercial land use ordinance. We feel that the CVR-1 zone gives us the most flexibility as we move forward with the attached concept development plan. The overall vision is to provide both guests and the local community a combination of services. The plan includes retail opportunities, professional office space, restaurants and eateries, recreation facilities, a hotel and privately owned condos. In addition, a community center would provide a neighborhood and resort amenity. The concept development plan illustrates architectural examples and the layout for the different building areas. The site data table in the exhibit breaks down the square footages by use types as well as the purposed parking. Additional details will be presented at the Ogden Valley Planning Commission meeting next month.
 - As illustrated in the concept development plan exhibit, the proposed amendment to the Weber County zoning map is as follows;
 - 9.11 acres of FR-1 to O-1
 - Approximately 15.975 acreages of O-1, CV-2 and CVR-1 zoned property to become CVR-1
 - 30.65 acres of FR-3 land on the back nine of the golf course to O-1
2. How is the change in compliance with the General Plan?
 - The General Plan for the upper Ogden Valley supports resort communities and clustered development.
3. Why should the present zoning be changed to allow this proposal?
 - Provides the necessary land use code that the 2002 Wolf Creek Resort ZDA intended. Within the overall master plan, this petition does NOT reduce acres of O-1 zoning.
4. How is the change in the public interest?
 - Supports the General Plan and is consistent with previous development concepts.
5. What conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?
 - The county is requiring CVR-1 zoning to utilize the entitlements assigned to the undeveloped commercial zoning as identified in the 2002 ZDA for Wolf Creek Resort.
6. How does this proposal promote the health, safety and welfare of the inhabitants of Weber County?
 - Provides commercial, residential and recreational opportunities that are open to the local community.

Sec. 104-11-1. - Intent and purpose.

- (a) The purpose of this zone is to provide locations in the Ogden Valley and at major recreation resort areas, where service facilities and goods normally required by the public in the pursuit of general recreation activities can be obtained.
- (b) In this role, even though the area is primarily commercial in nature, it should be compatible with the general surrounding natural environment. To this end, the general siting and architectural design of buildings and structures, the layout of parking areas and landscaping shall be subject to review and recommendations by the public agencies, design review and approval by the planning commission to ensure that the natural environment is preserved to the greatest possible extent.

(Ord. of 1956, § 9C-1; Ord. No. 2006-24)

Sec. 104-11-2. - Submittal requirements.

Detailed plans shall be filed with the planning division staff for review. Site plan submittals shall include all requirements set forth in this chapter, including fully dimensioned architectural elevations, in color, of all proposed structures.

(Ord. of 1956, § 9C-2; Ord. No. 2006-24)

Sec. 104-11-3. - Permitted uses.

The following uses are permitted in the Commercial Valley Resort Recreation Zone CVR-1:

- (1) Art gallery.
- (2) Bank.
- (3) Bookstore/newsstand.
- (4) Beauty shop/barbershop.
- (5) Day spa/fitness center.
- (6) Deli/small grocery store.
- (7) Florist shop.
- (8) Gift shop, boutique.
- (9) Music and video store.
- (10) Restaurants, excluding those with drive-up windows.
- (11) Restaurant: fast food, excluding those with drive-up windows.
- (12) Sporting goods store.
- (13) Sports clothing store.
- (14) Public and private swimming pools.
- (15) Vendor, short term.

(Ord. of 1956, § 9C-3; Ord. No. 2006-24)

Sec. 104-11-4. - Conditional uses.

The following uses shall be allowed only when authorized by a Conditional Use Permit obtained as provided in title 108, chapter 4 of this Land Use Code.

- (1) Beer parlor, sale of draft beer.
- (2) Bed and breakfast inn.
- (3) Bed and breakfast hotel.
- (4) Recreation lodge.
- (5) Dry cleaning pick up station.
- (6) Recreation resort complex.
- (7) Horse rentals (up to ten horses per acre, if stabled) horse feed store and haystack yard.
- (8) Indoor facilities for rental to clubs, private groups, parties and organizational groups for recreation activities, including dancing.
- (9) Liquor store.
- (10) Medical/dental office.
- (11) Outfitters base camp.
- (12) Pet grooming and supply store.
- (13) Public utility substations.
- (14) Real estate office.
- (15) Ski equipment, snowmobile, boat and bicycle rentals.
- (16) Outdoor skating rink (ice or roller).
- (17) Skateboarding course.
- (18) Snowmobile and Nordic ski trails.
- (19) Equestrian trails.
- (20) Public parks.
- (21) Golf courses, including miniature golf as part of a recreation resort.
- (22) Conference/education center.
- (23) Condominium rental apartment, including lockout rooms.
- (24) Gazebo, pavilion.
- (25) Time share condominiums including lockout rooms.
- (26) Travel agency.
- (27) Planned residential unit development (PRUD) as part of a recreation resort complex subdivision, where part of a PRUD in a recreation resort complex.
- (28) Dwelling unit as part of a commercial building for proprietor or employee who also serves as a night watchman provided that an additional 3,000 square feet of landscaped area is provided for the residential use.
- (29) Residential property rental and management agency for recreation resort complexes.
- (30) Off road vehicle and recreation equipment sales and service, and rental.
- (31) Service stations.
- (32) Ski resort and ski schools.
- (33) Hotel/motel including lockout rooms.
- (34) Restaurants, including those with drive-up windows.

(35) Brewery

(36) Distillery

(37) Accessory uses to the above listed.

Eric Householder 6/24/15 09:54

Deleted: 5

(Ord. of 1956, § 9C-4; Ord. No. 2001-16; Ord. No. 2006-20; Ord. No. 2006-24; Ord. No. 2013-31, § 2, 12-10-2013)

Sec. 104-11-5. - Additional design requirements.

To meet the intent of this chapter the following design standards are required:

- (1) All projects shall consist of a minimum of ten percent commercial uses other than condominium rental apartments, dwellings, multifamily dwellings, and/or other uses providing nightly or longer term lodging.
- (2) Multiple or mixed uses shall be allowed in a single building. For example, a building housing condominium rental apartments may also include restaurants, gift shops and sports clothing stores.
- (3) In approving site plans, the land use authority shall find that proposed buildings and uses are sized in proportion to the recreational amenities for which they will provide goods and services. For example, a golf or ski resort may have a small grocery and sporting goods store, but neither should be sized to be an attraction independent of the provided recreational amenity. In other words, the recreational amenity remains the attraction.

(Ord. of 1956, § 9C-5; Ord. No. 2006-24)

Sec. 104-11-6. - Minimum lot area, width and yard regulations.

- (a) Area. A minimum of a 2.5 acre site, with the following minimum area requirement for uses within that site:
 - (1) Condominium rental apartments, dwellings, multifamily dwellings, and/or other uses providing nightly or longer term lodging, per building 7,500 square feet of net developable area plus 2,000 square feet of net developable area for each dwelling unit in excess of two dwelling units.
 - (2) Lockout sleeping room, 500 square feet.
 - (3) Other uses: none.
- (b) Width: 150 feet minimum frontage.
- (c) Yard.
 - (1) Front: 30 feet minimum.
 - (2) Side: 20 feet minimum, except as otherwise required by this or any other county ordinance.
 - (3) Rear: 20 feet minimum, except as otherwise required by this or any other county ordinance.
- (d) Building height. Conditional use permit is required if over 25 feet in height.

(Ord. of 1956, § 9C-6; Ord. No. 2006-24)

Sec. 104-11-7. - Signs.

Signs shall be as permitted in title 110, chapter 2, Ogden Valley signs.

(Ord. of 1956, § 9C-7; Ord. No. 2006-24)