



Staff Report for Administrative Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request for Design Review approval to add a fitness center and a multipurpose room to the existing Wolf Creek golf service building. A new amphitheater will also be added by the existing golf cart storage building, located at 3900 North Wolf Creek Drive, Wolf Creek.

Decision Type: Administrative

Agenda Date: Tuesday, September 08, 2015

Applicant: Wolf Creek Utah LLC, John Lewis Representative

File Number: DR 2015-06

Property Information

Approximate Address: 3900 North Wolf Creek Drive, Wolf Creek

Project Area: 25.6 acres

Zoning: Commercial Valley Resort Recreation CVR-1

Existing Land Use: Commercial buildings

Proposed Land Use: Adding new uses to an existing building

Parcel ID: 22-016-0074

Township, Range, Section: T7N, R1E, Section 22

Adjacent Land Use

North:	Golf Course	South:	Golf Course
East:	Golf Course	West:	Golf Course

Staff Information

Report Presenter: Jim Gentry
jgentry@co.weber.ut.us
801-399-8767

Report Reviewer: SW

Applicable Ordinances

- Weber County Land Use Code Title 104 Zones Chapter 11 Commercial Valley Resort Recreation Zone (CVR-1)
- Weber County Land Use Code Title 108 Standards Chapter 1 (Design Review)
- Weber County Land Use Code Title 108 Standards Chapter 8 (Parking and Loading space, Vehicle Traffic, and Access Regulations)

Background

The applicant is requesting approval of a Design Review to add a fitness center and a multipurpose room as part of the golf service building at the Club at Wolf Creek Resort. A new amphitheater was also added by the golf cart storage building. The property is currently zoned Commercial Valley Resort Recreation (CVR-1) Zone. The existing facility houses the golf maintenance team downstairs. The applicant will be adding a fitness room and a multipurpose area upstairs. The applicant is not proposing any new parking stalls, landscaping, lighting, or signage. The building is served by Wolf Creek Water and Sewer. These facilities are part of the commercial core concept plan that was approved by the Ogden Valley Planning Commission.

There are no changes proposed to the existing landscaping, parking, lighting, and signs, which meet the current Land Use Codes.

Summary of Administrative Considerations

- Is the project layout and building design consistent with applicable Weber County Ordinances?

Conformance to the General Plan

This site plan conforms to the General Plan by meeting the outline of permitted land uses of the zone in which it is located; all of the applicable requirements of Land Use Codes have been met.

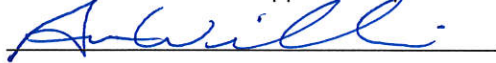
Conditions of Approval

- Requirements of the Weber County Engineering Division
- Requirements of the Weber County Building Inspection Division
- Requirements of the Weber Fire District

Staff Recommendation

Administrative approval is hereby granted adding a fitness center and a multipurpose room to an existing commercial building. A small amphitheater will be located by the new golf maintenance building. The approval is granted based upon its compliance with the Weber County Land Use Code, and the proposal complies with the commercial core concept plan that was approved by the Ogden Valley Planning Commission and the County Commission. 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: September 8, 2015



Sean Wilkinson
Weber County Planning Director

Exhibits

- A. Applicant's narrative describing the addition
- B. Location map
- C. Site Plan