



# Planning Commission Land Use Permit

Permit Number: LUP326-2016

### Applicant

**Name:** John Lewis  
**Address:** 3900 North Wolf Creek Dr  
**Phone:** 8014301507

### Owner

**Name:**  
**Address:**  
**Phone:**

### Parcel

**Parcel Number:** 220160092  
**Total Parcel Area:** 1.74  
**Address:** 3900 North Wolf Creek Drive DR  
Eden, Ut 84310

**Zoning:** CV-2  
*(\*If Zoned S-1, See Specific Height Requirements)*

**\*\*See Diagram on Back Side for Setbacks**

**Section:** 22      **Township:** 7N      **Range:** 1E

**Subdivision:**      **Lot(s):**

**Proposed Structure:** Expand Commercial/Industrial Bld      **Structure Area Used:** 540

**Is Structure > 1,000 Sq. Ft.?**      \*If True, Need Certif. Statement

**# of Dwelling Units:** 2      **# of Accessory Bldgs:** 0      **# Off-Street Parking Reqd:** 13



### Permit Checklist:

Public by/Right of Use Road?

> 200 ft. from Paved Road?      No

< 4218 ft. above Sea Level?

Wetlands/Flood Zone?      ?

Culvert Required?      ?

If Yes, Culvert Size:

**\*Any Work in the Right of Way requires an Excavation Permit**

Additional Frontage Reqd.?      No

OR Special Exception?      Case #

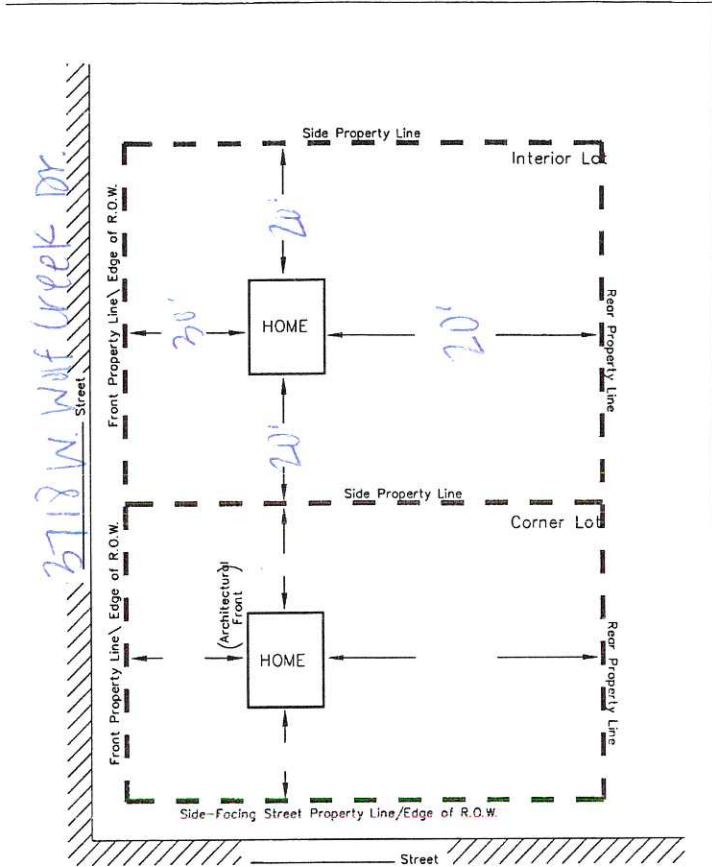
Meet Zone Area & Frontage?      True

Hillside Review Reqd.?      Case #

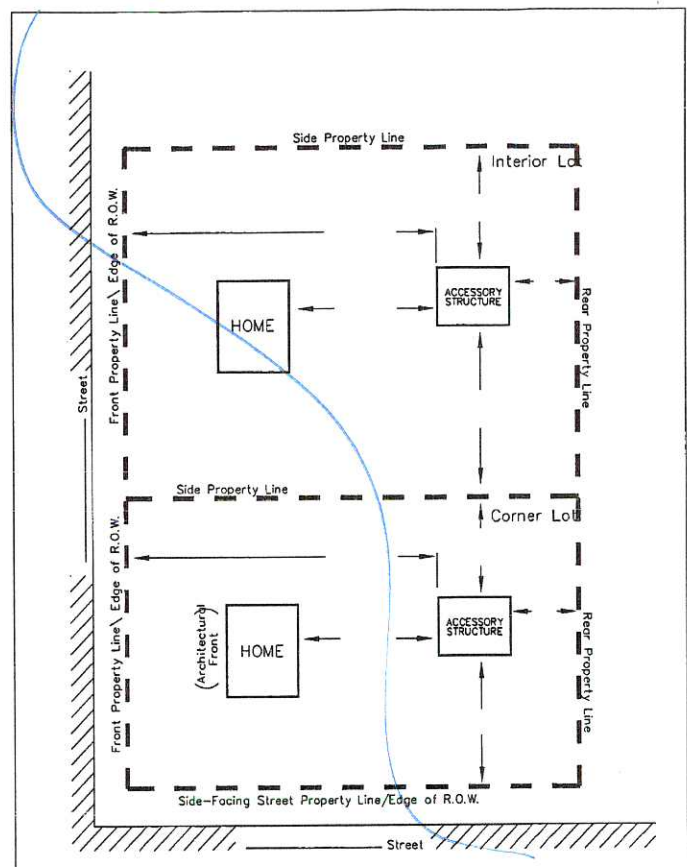
Culinary Water District:      Wolf Creek

Waste Water System:      Wolf Creek

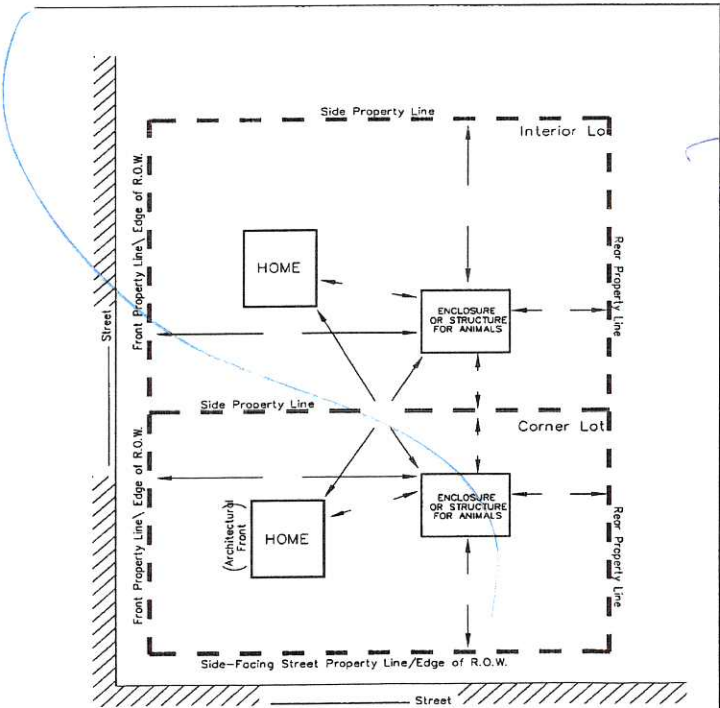
**Comments:** 540 square foot addition to an existing building  
Yard setbacks: Front 30', Rear 20', Side 20'



MINIMUM YARD SETBACKS  
New Dwelling, Addition, Etc.



MINIMUM YARD SETBACKS  
Storage Shed, Detached Garage, Etc.



MINIMUM YARD SETBACKS  
Barn, Corral, or Stable

**NOTICE FOR APPLICANT (Please Read Before Signing)**

Proposals for the installation of an individual water supply and for a sanitary waste disposal system (septic tank) for any structure designed for human occupation must be approved by the Weber County Health Department prior to installation.

*Ando Kipper* 4-1-10  
 \_\_\_\_\_  
 Planning Dept. Signature of Approval Date

This permit becomes null and void if use or construction authorized has not commenced within 180 days or if there is a zone change affecting this property. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this land use will be complied with whether specified herein or not. I make this statement under penalty of perjury. I hereby agree to make the requirements as specified on this permit issued to the owner of land as signed below.

*[Signature]* 04.01.2016  
 \_\_\_\_\_  
 Contractor/Owner Signature of Approval Date



# Staff Report for Administrative Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and or action on a request for Design Review approval of a 540 square foot addition to office space that is being used for development/planning, accounting, and real estate services located at 3900 North Wolf Creek Drive, Wolf Creek.

**Decision Type:** Administrative

**Agenda Date:** Thursday, March 24, 2016

**Applicant:** Wolf Creek Utah LLC, John Lewis Representative

**File Number:** DR 2015-05

### 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:** Two commercial buildings

**Proposed Land Use:** Small addition to an existing building

**Parcel ID:** 22-160-0085 and 22-160-0098

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

### Adjacent Land Use

<b>North:</b>	Golf Course	<b>South:</b>	Golf Course
<b>East:</b>	Golf Course	<b>West:</b>	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 CVR-1)
- Weber County Land Use Code Title 108 Standards Chapter 2 (Ogden Valley Architectural, Landscape, and Screening Standards)
- Weber County Land Use Code Title 108 Standards Chapter 4 (Conditional Uses)
- Weber County Land Use Code Title 108 Standards Chapter 8 (Parking and Loading space, Vehicle Traffic, and Access Regulations)
- Weber County Land Use Code Title 108 Standards Chapter 16 (Ogden Valley Lighting)
- Weber County Land Use Code Title 110 Signs Chapter 2 (Ogden Valley Signs)

## Background

The applicant is requesting approval of a 540 square foot addition to an existing commercial building that is being used for office development/planning, accounting, and real estate services. Two new work stations will be located in the new addition. The property is zoned Commercial Valley Resort Recreation CVR-1 and a conditional use permit was issued in February 2015 for the uses that are occupying the spaces. In 2015 a 254 square feet addition was approved on the other side of the building. The addition will be 13 feet tall and match the existing building. There are 11 existing parking stalls, and an overflow area that can accommodate another 15 stalls. The applicant is not proposing any changes to any of the parking stalls, landscaping, lighting, or signage.

## 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 Department
- Requirements of the Weber Fire District

## Staff Recommendation

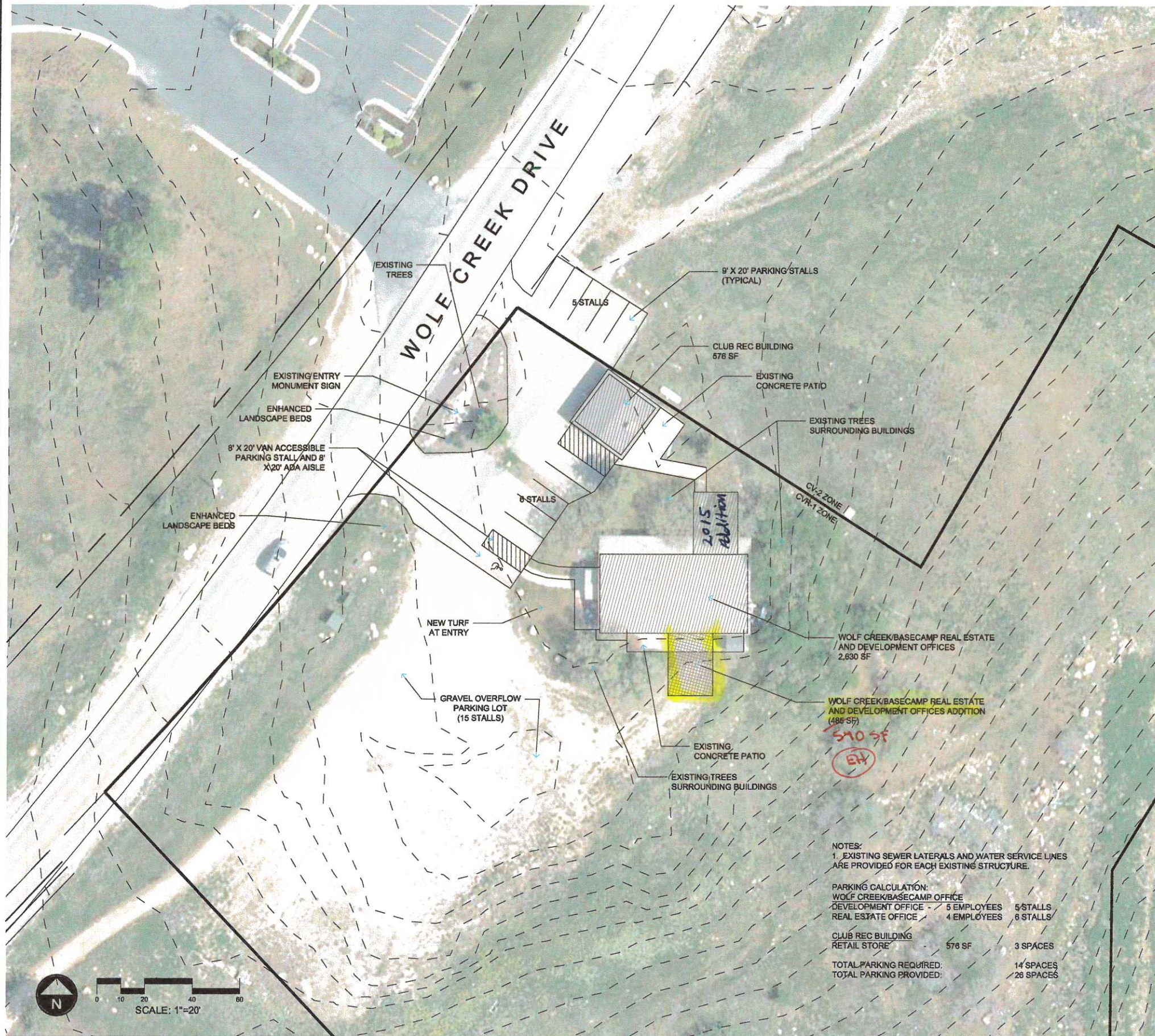
Administrative approval of the site plan for a 540 square foot addition to a commercial building is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: March 24, 2016

  
\_\_\_\_\_  
Rick V. Grover  
Weber County Planning Director

## Exhibits

- A. Applicant's narrative describing the addition
- B. Site Plan
- C. Photo of the existing building



EXISTING SIGNAGE



ENTRY MONUMENT SIGN  
8' WIDE X 7' TALL

OFFICE FRONT ELEVATION



NOTES:  
1. EXISTING SEWER LATERALS AND WATER SERVICE LINES ARE PROVIDED FOR EACH EXISTING STRUCTURE.

PARKING CALCULATION:

WOLF CREEK/BASECAMP OFFICE		
DEVELOPMENT OFFICE	5 EMPLOYEES	5 STALLS
REAL ESTATE OFFICE	4 EMPLOYEES	8 STALLS

CLUB REC BUILDING		
RETAIL STORE	578 SF	3 SPACES

TOTAL PARKING REQUIRED:		14 SPACES
TOTAL PARKING PROVIDED:		28 SPACES

WOLF CREEK RESORT  
BASECAMP SITE - DESIGN REVIEW

WEBER COUNTY, UTAH

DATE:	MARCH 2016
PROJECT:	000.0000.00
DRAWN BY:	EL
REVIEW BY:	EL
VERSION:	DESIGN REVIEW
REVISIONS:	

SHEET TITLE:	SITE PLAN
SHEET NUMBER:	L1.1