



## 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 485 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 485 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 485 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

  
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Rick V. Grover  
Weber County Planning Director

### Exhibits

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