

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)

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

801.389.0040

Fax

Email Address (required)

eric@thg-cs.com

Preferred Method of Written Correspondence



Email



Fax



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

Email Address

eric@thg-cs.com

Preferred Method of Written Correspondence



Email



Fax



Mail

Property Information

Project Name

Wolf Creek Resort Basecamp Office Expansion

Total Acreage

Current Zoning

CVR-1

Approximate Address

3718 N Wolf Creek Drive
Eden UT 84310

Land Serial Number(s)

22-160-0085 (0.51)
22-160-0098 (?)

Proposed Use

Resort Development and Real Estate Office

Project Narrative

Wolf Creek Utah LLC is proposing to increase our main Basecamp Development/Real Estate Office building by 485 SF. The structure is located at 3718 N Wolf Creek Drive and would have a total square footage of 2,630 with the addition.

A building permit was obtained in late 2014 for a remodel on both the office and Club Rec structures. During the construction, additional landscaping was installed with a new irrigation system that incorporated the numerous mature oaks and pine trees on the site.

There was an existing 7'x8' ground monument sign along the road that has been refaced with new lettering but the structure has not been altered. Wall signs are located on each building to identify services offered.

In 2015, the main office was expanded. The plan with this second 2016 addition is to use the same exterior finishes, which are illustrated in the attached photos.

The existing asphalt parking lot has been surrey sealed and can accommodate ten regular stalls and one ADA stall (see site plan). Overflow parking is also available to the south of the main structure. The total required asphalt parking of 14 stalls was determined using Chapter 24 with the following assumptions;

- Business Office with five employees – 5 spaces
- Real Estate Office with four agents – 6 stalls
- Retail Store with 576 SF (Club Rec) – 3 spaces

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.

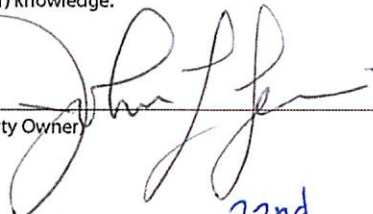
The intent and use of this project is consistent with what has been done previously at this location and should not result in any potential negative impacts.

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.

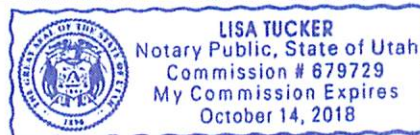
Property Owner Affidavit


I (We), WCU 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)

Subscribed and sworn to me this 22nd day of March, 20 16

(Property Owner)

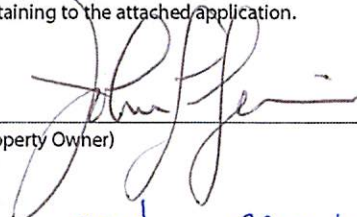




(Notary)

Authorized Representative Affidavit

I (We), WCU LLC, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), ERIC HOUSEHOLDER, 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 22nd day of March, 20 16, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



(Notary)

