

## 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)
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### 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 801.430.1507	Fax NA	+	
Email Address (required) john@wolfcreekresort.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> 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 NA	+	
Email Address eric@thg-cs.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

### Property Information

Project Name The Strand at Wolf Creek Resort	Total Acreage Parcel is 95.89 / Site is 1.42	Current Zoning CVR-1
Approximate Address 3820 North Wolf Creek Drive Eden UT 84310	Land Serial Number(s) 22-160-0098	

Proposed Use  
Commercial

Project Narrative  
  
See attached.

**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.

See attached.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

See attached.

**The Strand at Wolf Creek Resort Phase 1  
Commercial PRUD Conditional Use Permit Application  
03.2017**

**Application Sections**

**Project Narrative**

In 2015, WCU LLC rezoned the proposed site area to CVR-1 to support both commercial and residential uses at the core of the resort. The first phase of The Strand at Wolf Creek Resort will consist of pure commercial applications as supported in the CVR-1 land use code. This particular Conditional Use Permit submittal consists of three structures totaling 20,151 SF, a plaza, parking and landscaping placed on 1.42 acres. The Commercial PRUD request was made to get variances in the CVR-1 setbacks and landscaping standards as shown on the submitted site plan. The CUP application also requests a height increase from the 25' as indicated in the architectural elevations. The plans also call out the proposed exterior finishes. The phase will be under single ownership with space being leased to tenants. A one-lot Subdivision Application will also be submitted to pull the project area of this phase out of the larger golf course parcel.

The first and largest structure is The Comstock. The two story building is 12,297 SF and approximately 37' in height from existing grade. The programming is still being explored, but we picture event/reception, office, spa and retail spaces as a possibility. A small coffee shop or deli restaurant could also be an option.

The Granary will house the restaurant/brew pub and anchors the eastside of the phase 1 site. The 7,254 SF building has 24' diameter silo element that ties into the restaurant seating area. The trash dumpsters will be screen from the parking area.

In between The Comstock and The Granary buildings is The Garage. Sitting just north of the plaza, the single story is 13' in height and 600 SF. Plan to utilize the structure for storage but could operate as an event overflow facility or even a café/juice bar.

The project will also have three tower sculptures that will resemble vintage ski lift towers. They will be painted a natural, earthy, rusted red color. An example has been submitted with the application.

The parking calculations are included on the site plan and include stalls for both phase 1 of The Strand and the existing club facilities. Lighting will comply with the Ogden Valley Lighting ordinance. The Wolf Creek Water & Sewer Improvement District will provide sewer, culinary and secondary water services to the project.

**Reasonably anticipated detrimental effect 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.**

- All Weber County ordinances, standards and regulations will be followed during and after construction is completed.

**That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.**

- The CVR-1 ordinance supports the proposed commercial uses. All Weber County ordinances, standards and regulations will be followed.

**Property Owner Affidavit**

I (We), WCH, 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.

John Harris  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_.

\_\_\_\_\_  
(Notary)

**Authorized Representative Affidavit**

I (We), WCH, 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.

John Harris  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, personally appeared before me \_\_\_\_\_, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

\_\_\_\_\_  
(Notary)



**Weber County Corporation**

Weber County  
2380 Washington Blvd  
Ogden UT 84401

Customer Receipt	
Receipt Number	39085

Receipt Date
03/16/17

Received From:

Wolf Creek Utah LLC

Time: 11:51  
Clerk: tbennett

Description	Comment	Amount
Parkside Plat	Parkside Plat	\$500.00
Parkside Plat	Parkside Plat	\$125.00
Parkside Plat	Parkside Plat	\$125.00
Parkside Plat	Parkside Plat	\$125.00

Payment Type	Quantity	Ref	Amount
CHECK		3116	

AMT TENDERED: \$875.00  
 AMT APPLIED: \$875.00  
 CHANGE: \$0.00