



Weber County Planning Division

Site Plan Administrative Approval

Site Plan Name: Wolf Creek Golf Course Irrigation Pump Station
Date Submitted: March 27, 2012
Land Serial Number: 22-016-0074
Approximate Address: 3900 N Wolf Creek Drive
Planning Division Staff Review: Scott Mendoza

Background

Wolf Creek Resort is requesting approval of a thirty-six (36) square foot pump station structure intended to house the machinery required to pressurize the golf course irrigation system. The golf course pump station structure will be on the course property; however, it is better described as being located approximately three (300) hundred feet south of the existing golf course maintenance building (3900 N Wolf Creek Drive) and approximately three hundred-fifty (350) feet north of the northern most units in The Cascades at Moose Hollow Condominium Project. It will lie within the Open Space (O-1) Zone which lists a golf course as a permitted use. The parcel on which the structure will be constructed consists of approximately 96 acres, covering a majority of the land located in the SE ¼ of Section 22 (7N R1E).

As stated above the pump station structure, according to the application, will cover thirty-six (36) square feet (6'x6'area) constructed on a six (6) inch slab of concrete and have an exterior made of six (6) inch wide hardy board planks. The exterior will be painted a dark olive green.

The pump itself will have an electric motor and will require no ventilation in the building making any sound generated by the motor almost entirely unperceivable from the outside of the building. There will be no exterior light fixtures associated with the building.

Planning Division Review

▪ **Applicable requirements of the Weber County Zoning Ordinance?**

The Planning Division Staff has determined that Chapter 22E (Open Space Zone), Chapter 18C (Ogden Valley Architectural, Landscaping, and Screening Standards), and Chapter 36 (Design Review) apply to this site plan amendment. These ordinances have been complied with in the following ways:

- The Open Space Zone lists a “golf course” as a permitted use which allows Staff to administratively approve Wolf Creek’s irrigation pump station site plan due to its limited scale

and scope. Improvements shown on the site plan cover an area that is less than one (1) acre as prescribed by Chapter 36.

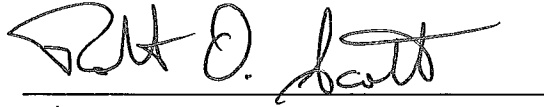
- Chapter 18C requires that all exterior materials are painted, stained, or anodized in a manner that leaves a non-reflective, natural, and muted earth-tone color. The proposed structure will be finished/painted in a dark olive green color which meets this requirement.
 - All requirements from Chapter 36 are in compliance as demonstrated by the proposed site plan.
 - **Review agency conditions and requirements?**
 - The Building Inspection Division will require an Electrical Permit prior to installation.
 - The remaining review agencies have responded with no concerns and have approved the project.
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Planning Division Findings

- The application was submitted and deemed complete on March 27, 2012.
- The requirements of Chapters 22E, 18C, and 36 have been complied with as described above.
- This proposed project falls within the requirements for an administrative approval by the Planning Director.

Based upon the findings listed above, the site plan for Wolf Creek's irrigation pump structure is hereby approved.

Date of Administrative Approval: March 30, 2012

A handwritten signature in black ink, appearing to read "Robert O. Scott", written over a horizontal line.

Robert O. Scott
Weber County Planning Director

Exhibits

- A. Location Map
- B. Proposed Site Plan with structure description.

The exhibits are considered the approved documents associated with this Design Review.

LOCATION MAP

EXHIBIT A 1/1

SECTION 22, T.7N., R.1E., S.L.B. & M.

IN WEBER COUNTY

SCALE 1" = 400'

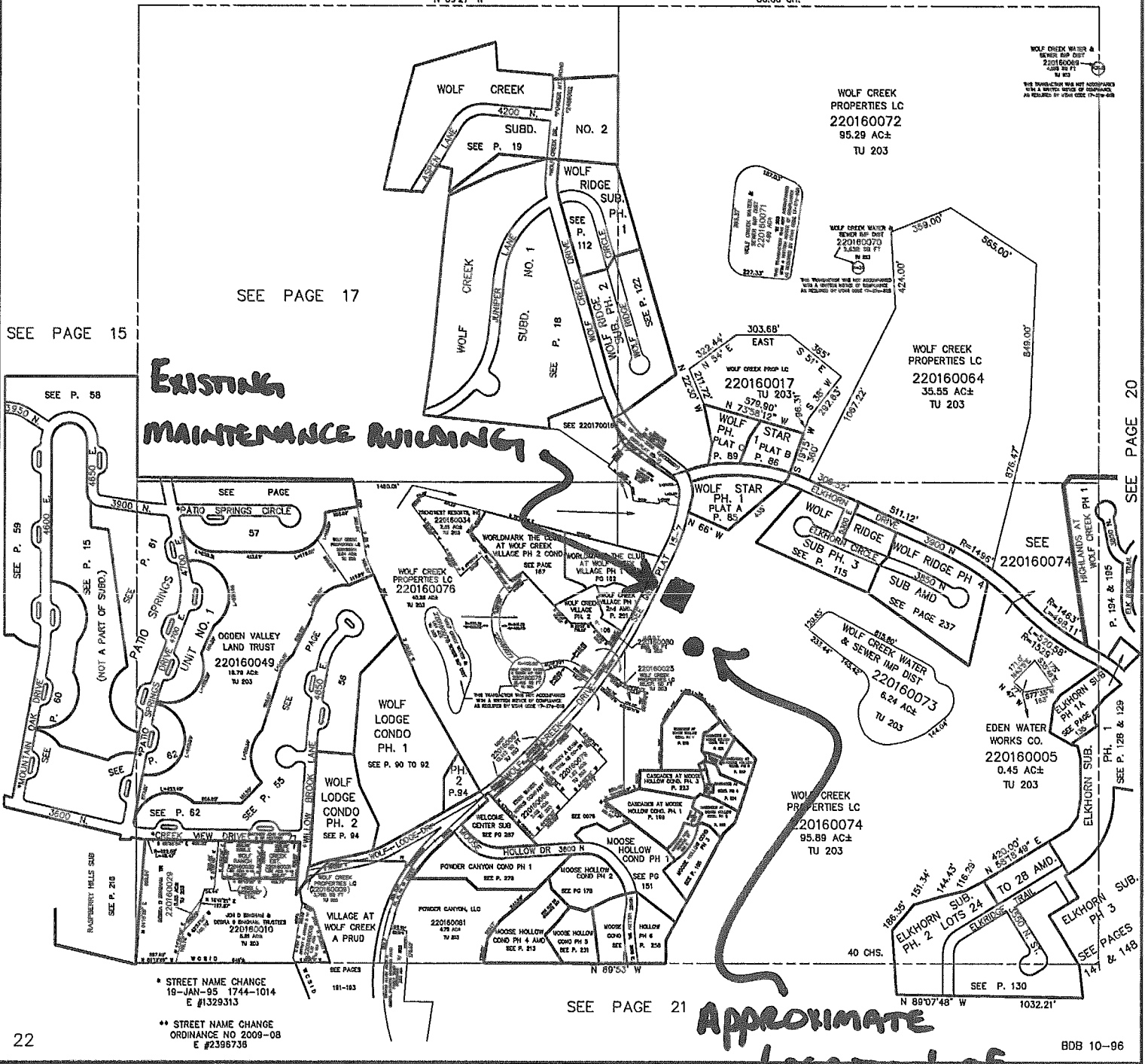
TAXING UNIT: 203

SEE PAGE 6

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N 89°27' W

80.06 CH.



**EXISTING
MAINTENANCE BUILDING**

**APPROXIMATE
LOCATION OF
IRRIGATION PUMP STRUCTURE**

* STREET NAME CHANGE
18-JAN-95 1744-1014
E #1329313

** STREET NAME CHANGE
ORDINANCE NO 2009-08
E #2396738

LANGVARDT
DESIGN GROUP LLC
10342 E VIA ARIZONA, SUITE 308
SCOTTSDALE, ARIZONA 85259
480.451.1171
WWW.LANGVARDTDESIGNGROUP.COM

EXHIBIT B

Wolf Creek
RESORT VILLAGE
MAINTENANCE FACILITY

ALIGN PROJECT ENTRY WITH
EXISTING WORLDMARK ENTRY

80.0' FUTURE ROAD R.O.W.

WOLF CREEK DRIVE

STACKED ROCK
RETAINING WALL
(TYPICAL)

66.0' EXISTING ROAD R.O.W.

5280 LIGHT STANDARD
(TYPICAL)

EXISTING
CONCRETE WALK

REMOVE EXISTING
CONCRETE WALK

TIE TO EX.
WALK

EXISTING
STAIRS

#1 TEE
BOX

#1 TEE
BOX

FUTURE
COMMERCIAL VILLAGE

**WOLF CREEK
RESORT VILLAGE
MAINTENANCE FACILITY**

A PART OF THE SOUTH HALF OF SECTION 22,
T1N, R1E, SALT LAKE BASE & MERIDIAN,
WEBER COUNTY, UTAH

MAINTENANCE
BUILDING
TTE 5294.50'

GATE

EXISTING
BLDG.

PRACTICE TEE
(EXISTING)

PRACTICE TEE
(NEW)

MAINTENANCE
YARD

GATE

CONCRETE
MATERIAL STORAGE BINS

ENCLOSED
TRASH DUMPSTER

WOLF CREEK RESORT
GOLF COURSE

WOLF CREEK RESORT
DRIVING RANGE

6X6 building
6" slab on grade
30 year shingles
Siding 6" hardy board paint to match existing building
Landscaping to be grass maintained around building

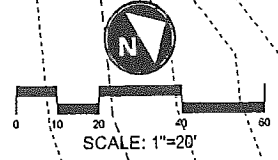
PROJECT
SITE

OWNER/DEVELOPER
WOLF CREEK PROPERTIES
C/O Rob Thomas
3900 WOLF CREEK DRIVE
EDEN, UTAH 84310
801-430-4647

DEVELOPMENT DATA

PARCEL AREA	N/A
BUILDING COVERAGE	6,776 SF
HARD SURFACE COVERAGE	24,988 SF
OPEN SPACE	N/A
EXISTING ZONING	O-1
PROPOSED ZONING	O-1
REQUIRED PARKING	9 SPACES
PROPOSED PARKING	9 SPACES

NOTE: ALL EXTERIOR LIGHTING SHALL COMPLY WITH
THE OGDEN VALLEY LIGHTING ORDINANCE (CHAPTER
39). ALL EXTERIOR LIGHTING WILL BE CONTROLLED
BY ELECTRONIC TIMERS.



NOTES:

DATE:	MAY 28, 2009
PROJECT:	000 0001.00
REVISIONS:	
54-06	PER WEBER CO. REVIEW COMMENTS.
54-08	PER WEBER CO. REVIEW COMMENTS.

SITE PLAN
S1