

Wolf Creek Resort Village
Resort Core Zoning and Concept Development Plan
07.2015

Application Sections

1. Describing the project vision
 - The Zoning Development Agreement (ZDA) for Wolf Creek Resort was first established with Weber County in the early 1980s. One purpose of this application is to provide land use zoning in the village core area of the resort that will support a blend of commercial and residential uses (mix use). The most recent ZDA from 2002 identified certain allowable uses in the CV-2 zone that are not allowed by the current commercial land use ordinance. We feel that the CVR-1 zone gives us the most flexibility as we move forward with the attached concept development plan. The overall vision is to provide both guests and the local community a combination of services. The 15.975 acre resort core plan includes retail opportunities, professional office space, restaurants and eateries, recreation facilities, a hotel and privately owned condos. The site data table in the exhibit breaks down the square footages by use types as well as the purposed parking. Trails will feed the village from the surrounding communities and the “market street” will have the ability to close down to host various events. In addition, a community center would provide a new neighborhood and resort amenity.
 - The concept development plan illustrates architectural examples and the layout for the different building locations. Building heights will vary, step with the elevation grades and will be established by final design. We are projecting the highest structure to the hotel at the south end of the project at an estimated 45 to 50 feet. The proposed concept has 68 condominiums along with 93 hotel rooms. Storm Water runoff can be easily mitigated at the Resort Village location and will be incorporated into the subdivision/Conditional Use Permit design. Additional details will be presented at the Ogden Valley Planning Commission meeting.
 - As illustrated in the concept development plan exhibit, the proposed amendment to the Weber County zoning map is as follows;
 - 9.11 acres of FR-1 to O-1
 - Approximately 15.975 acreages of O-1, CV-2 and CVR-1 zoned property to become CVR-1
 - 30.65 acres of FR-3 land on the back nine of the golf course to O-1
2. How is the change in compliance with the General Plan?
 - The General Plan for the upper Ogden Valley supports resort communities and clustered development in identified areas such as Wolf Creek Resort. The site of the proposed rezone has been planned for mix use development for some time and this action puts the proper zoning in place to support the concept plan.
3. Why should the present zoning be changed to allow this proposal?
 - Will provide the necessary land use code that the 2002 Wolf Creek Resort ZDA intended. Within the overall master plan, this petition does NOT reduce acres of O-1 zoning but technically increases it by 30.65 acres. The new proposed CVR-1 boundary incorporates existing commercial zoning, built resort structures and provides expansion for a community amenity.
4. How is the change in the public interest?
 - Supports the General Plan and is consistent with previous concepts. The development plan will provide additional local services and amenities to the community. The commercial component will provide local employment and provide economic development to the valley.
5. What conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?
 - The county is requiring CVR-1 zoning to utilize the entitlements assigned to the undeveloped commercial zoning as identified in the 2002 ZDA for Wolf Creek Resort. This action is consistent with rezoning that occurred at this site in 2006, from CV-2 to CVR-1.
6. How does this proposal promote the health, safety and welfare of the inhabitants of Weber County?
 - Will provide commercial, residential and recreational opportunities that will be used by the local community. Long term, we hope to attract a medical service such as an “instacare” facility.