

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 and Bridges Holding Company LLC		Mailing Address of Property Owner(s) 3718 N Wolf Creek Drive Eden UT 84310	
Phone 801.430.1507	Fax		
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		
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 Bridges at Wolf Creek	Total Acreage 263	Current Zoning FR-3 and RE-15
Approximate Address 4920 East Fairways Drive Eden UT 84310	Land Serial Number(s) 22-017-0011, 22-006-0033, 22-006-0004	
Proposed Use Master Planned Community Development at Wolf Creek Resort		

Project Narrative
Please see attached.

Basis for Issuance of Conditional 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.

Please 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.

Please see attached.

Property Owner Affidavit

I (We), WCV LLC / BRIDGES HOLDING COMPANY 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.

[Signature]
(Property Owner) WCV LLC
Subscribed and sworn to me this 31st day of May, 20 16.

[Signature]
(Property Owner) BRIDGES HOLDING COMPANY LLC

[Signature]
(Notary)

Authorized Representative Affidavit

I (We), WCV LLC / BRIDGES HOLDING COMPANY 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.

[Signature]
(Property Owner) WCV LLC
Dated this 31st day of May, 20 16, personally appeared before me John L. Lewis, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

[Signature]
(Property Owner) BRIDGES HOLDING COMPANY LLC
[Signature]
(Notary)



The Bridges at Wolf Creek Resort
Planned Residential Unit Development (PRUD)
Conditional Use Application
May 2016

Project Narrative

The Bridges is a 262 acre, 364 unit master planned project within Wolf Creek Resort in Eden Utah. As outlined in the AGREEMENT AMENDING AND CLARIFYING THE WEBER COUNTY ZONING DEVELOPMENT AGREEMENT FOR THE WOLF CREEK RESORT that was recorded on March 23, 2016, combined these three RE-15 and FR-3 parcels support 486 entitlements.

The development consists of six communities with an assortment of housing options. The Parkside and Homestead neighborhoods will be single family homes with various models ranging from approximately 1,500 SF to 2,300 SF. The Mountainside, The North 40 and Hillside neighborhoods will be single family building lots that will allow homes up to 4,000 SF in size. The Homestead and Grove Cabins range from approximately 550 SF for a one bedroom unit to 841 SF for a two bedroom option.

An extensive 6 mile pathway system, using a combination of both asphalt and soft trails, will circulate throughout the development. The project has allocated approximately 143 acres of open space and the pathways connect all areas to three neighborhood parks. Eventually a hard surfaced route will lead residents and guests from the Bridges project to the Resort Commercial Core by heading south through the Wolf Creek golf course. Trails also lead to the Hilltop Pavilion at the top of Lone Tree Hill.

The Bridges project is anchored by the Homestead Barn and Club. These amenities feature a community event space, swimming pool and a recreational lawn. Parking will be provided adjacent to the Barn. Currently working on the design and feasibility study for a reservoir that could provide secondary water storage and a water recreation amenity.

Water and sewer utilities services will be provided by the Wolf Creek Water & Sewer Improvement District. The Covenants, Conditions and Restrictions (CC&Rs) in each neighborhood will mandate landscaping design and practices to help regulate secondary water consumption. A feasibility letter from the district is included with this application.

An entry monument coming off of Fairways Drive will welcome owners and guests to the community. Both pedestrian and vehicular Bridges will be placed throughout the development. There will be no exterior lighting in the common areas. The CC&Rs for the residential homes will require Dark Sky compliant fixtures.

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.

All Weber County standards and practices will be observed.

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 Ogden Valley General Plan supports recreation resort development. The Bridges at Wolf Creek has designed clustered community neighborhoods to preserve open space with an extensive project trail system.



RE: The Bridges at Wolf Creek

Eric-

Based on our recent discussions, we understand that you are working with the County to adjust your master plan at The Bridges project referenced above. This leaves the following project densities:

- ***Parkside Phase 1 14 units***
- ***Parkside Phase 2 33units***
- ***Parkside Phase 3 25 units***
- ***Homestead Phase 1 18 units***
- ***Homestead Phase 2 15 units***
- ***Homestead Phase 3 18 units***
- ***Cabins Phase 1 19 units***
- ***Cabins Phase 2 32 units***
- ***Mountainside Phase 1 24 units***
- ***Mountainside Phase 2 40 units***
- ***Mountainside Phase 3 33 units***
- ***Mountainside Phase 4 15 units***
- ***North 40 Phase 1 29 units***
- ***North 40 Phase 2 15 units***
- ***Hillside Phase 1 34 units***
- ***Total for the project 364 units***

Within the master planning process Wolf Creek Water and Sewer Improvement District has previously anticipated service in accordance with the original master plans.

As you are aware, we operate three separate systems, culinary water, irrigation/secondary water, and sewer with treatment. The capacity of each of these systems is subject to state laws and limitations applied by the Division of Drinking Water and Department of Environmental Quality. In particular, the amount of culinary water we are required to have available is dependent on 1) continuing to supply irrigation water, and 2) limiting outdoor use of culinary water. At the same time, the supply of irrigation water is dependent on flow to the Wolf Creek diversion, which as you know may change due to pumping related to development at Powder Mountain.

In view of these concerns, we anticipate the following conditions will be placed upon all future developments:

- Landscaping plans shall limit irrigated areas and minimize installation of turf, both for building lots and common areas. Each building lot/unit shall be equipped with at least one hosebib tied to the irrigation system.
- Landscaping plans will be reviewed and approved by WCWSID, with an emphasis on xeriscaping and installed as approved
- Drip irrigation systems shall be used for all shrub and tree beds, consistent with the existing Design Guidelines (2010) of the Wolf Creek Master HOA. We strongly recommend design of the irrigation systems with zones based upon planting demand.
- **No basement sump pump or footing drain shall be connected to the sanitary sewer.**

In summary, WCWSID is at present able to provide culinary water, sewer, and irrigation services to the project listed above upon payment of impact fees per our standard schedule. This commitment to Master Planned densities is subject to future review until the connection and impact fees have been paid.

Let me know if you have any further questions.

Thanks,



Rob Thomas

General Manager

WCWSID



Weber County Corporation

Weber County
2380 Washington Blvd
Ogden UT 84401

Customer Receipt	
Receipt Number	14302

Receipt Date	05/31/16
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Received From:
BRIDGES

Time: 17:06
Clerk: tbennett

Description	Comment	Amount
SUB	SUB	\$5,520.00

Payment Type	Quantity	Ref	Amount
CHECK		1037	

AMT TENDERED: \$5,520.00

AMT APPLIED: \$5,520.00

CHANGE: \$0.00

GUP application fee \$500.