



# Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

<b>Application Request:</b>	Consideration and action for a conditional use request for The Bridges at Wolf Creek Resort PRUD located within the approved Wolf Creek Resort Master Development. The application includes the request to run concurrently for preliminary subdivision approval of The Bridges at Wolf Creek Resort PRUD.
<b>Type of Decision:</b>	Administrative
<b>Agenda Date:</b>	Tuesday, July 05, 2016
<b>Applicant:</b>	WCU LLC and Bridges Holding Company, LLC
<b>Authorized Representative:</b>	Eric Householder
<b>File Number:</b>	CUP2016-12

### Property Information

<b>Approximate Address:</b>	4920 East Fairways Drive
<b>Project Area:</b>	262.81 Acres
<b>Zoning:</b>	RE-15 and FR-3
<b>Existing Land Use:</b>	Vacant
<b>Proposed Land Use:</b>	Residential
<b>Parcel ID:</b>	22-017-0011, 22-006-0033, 22-006-0004
<b>Township, Range, Section:</b>	T7N, R1E, Section 16

### Adjacent Land Use

<b>North:</b>	Forestry	<b>South:</b>	Residential
<b>East:</b>	Residential	<b>West:</b>	Residential

### Staff Information

<b>Report Presenter:</b>	Ronda Kippen <a href="mailto:rkippen@co.weber.ut.us">rkippen@co.weber.ut.us</a> 801-399-8768
<b>Report Reviewer:</b>	SM

## Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 3 Residential Estate Zones (RE-15)
- Title 104, Zones, Chapter 17 Forest Residential Zone (FR-3)
- Title 104, Zones, Chapter 27 Natural Hazards Overlay Zone
- Title 104, Zones, Chapter 28 Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 2 Ogden Valley Architectural, Landscape and Screening Design Standards
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 5 Planned Residential Unit Development
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

## Summary and Background

The Planning Division recommends approval of the conditional use request for The Bridges at Wolf Creek Resort Planned Residential Unit Development (PRUD) located within the approved Wolf Creek Resort Master Development; including the request for preliminary subdivision approval to run concurrently with The Bridges at Wolf Creek Resort PRUD. The proposal is a master planned project within the Wolf Creek Resort, consisting of 364 units (see Exhibit A for the project narrative). The proposed development area is zoned RE-15 and FR-3 zone. The PRUD will be a multi-phased development consisting of six communities with a variety of housing options and includes approximately 143 acres of open space (see sheet P1.8 of Exhibit B for the proposed preliminary subdivision and phasing plan). The open space accounts for approximately 54.5% of

the total project boundary area (see sheet number P1.2 of Exhibit B for the PRUD Conceptual Layout). The open space will include an extensive pathway system using both asphalt and soft trails and three neighborhood parks.

Wolf Creek Resort has been a Master Planned Community since the early 1980's. In 2002, the owner of Wolf Creek Resort petitioned the County to rezone areas within the development and amend the agreement. The 2002 Wolf Creek Master Plan Amendment was approved as Contract# C2002-139 and recorded with the Weber County Recorder's Office as Entry# 1883524. The applicant has played a crucial part of the recent restructure of the Wolf Creek Resort development and currently has 486 units allocated to this development area. The revised contract was approved as Contract# C2015-31 and was recorded with the Weber County Recorder's Office as Entry# 2768159. An amendment to include the "conceptual maps" that were requested by Weber County was approved on March 22, 2016 and recorded with the Weber County Recorder's Office as Entry# 2784398 (see Exhibit C for the adopted conceptual map).

The applicant would now like to move forward with the development process and has submitted the required information as outlined in the Uniform Land Use Code of Weber County (LUC) §108-5 for consideration and approval of the proposed PRUD as well as preliminary subdivision consideration. Planned Residential Unit Developments are listed as a "Conditional Use" in the LUC and are required to receive concurrent preliminary subdivision approval according to the approval process outlined in LUC §108-5-6(d)(3)(c).

Conditional use permits should be approved as long as any harmful impacts can be mitigated. The LUC already specifies certain standards necessary for mitigation of harmful impacts to which the proposal must adhere. To ensure that the natural environment is preserved to the greatest possible extent, the Planning Commission, subject to the reviews and recommendations of the required public agencies, must review and approve the general site and architectural design of the building, the layout of the parking areas and the landscaping.

As part of the preliminary subdivision requirements, subdivision review process and approval procedure, the proposal has been reviewed against the current subdivision ordinance and the standards in the RE-15 and FR-3 zone. The preliminary subdivision must be presented to the Planning Commission for their recommendation to the County Commission for approval. The Planning Commission, subject to the requirements of this chapter, may recommend approval, approval with conditions, or denial of the PRUD to the County Commission. The proposed PRUD, including the preliminary subdivision and lot configuration, is in conformance with the existing PRUD, current zoning and the Zoning Development Agreement Master Plan as well as the applicable requirements in the LUC, based on the recommended conditions listed in this staff report. The following is staff's analysis of the proposed PRUD as a condition use, the design review, and the preliminary subdivision.

## Analysis

**General Plan:** The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related areas.

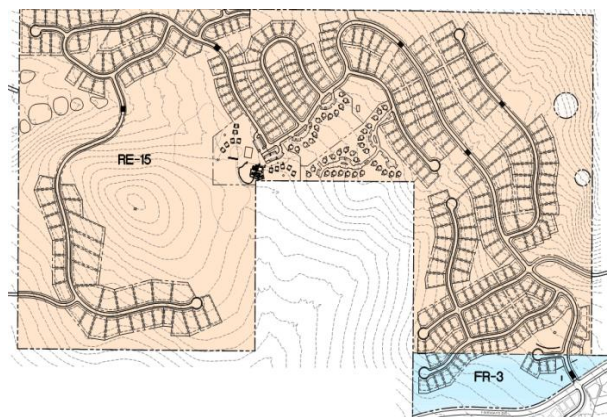
**Zoning:** The subject property is located in two separate zones identified as the Residential Estate and the Forest Residential Zone more particularly described as the RE-15 and FR-3 zones.

The purpose and intent of the RE-15 zone is identified in the LUC §104-3-1 as:

*"The major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone."*

The purpose and intent of the FR-3 zone is identified in the LUC § 104-17-1 as:

*"The purpose in establishing the Forest Residential, FR-3 zone is to provide for medium density residential uses of apartment clusters or condo-tels adjacent to and in conjunction with major recreational resorts, recreation areas and facilities in the mountain areas of Weber County on the basis that such medium density multiple-family housing is an integral and normal part of a recreational resort complex catering to the needs of both tourists and permanent home ownership. This zone is intended to be used in mountain locations in areas associated with major recreational resorts."*



Conditional Use Review: The proposed PRUD is conditionally allowed in the RE-15 and the FR-3 zones. A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. As a requirement of the conditional use permit, the applicant has provided a “Will-Serve Letter” from Wolf Creek Water and Sewer District (see Exhibit D) for culinary, irrigation and waste water services. The applicant has provided the required material to facilitate a thorough review of the proposed project including preliminary subdivision plan, grading, drainage, and a geologic site reconnaissance and geotechnical report.

The general requirements for consideration of a planned residential unit development include items such as the architectural design of buildings and their relationship on the site and development beyond the boundaries of the proposal; which streets shall be public and which shall be private; the entrances and exits to the development and the provisions for internal and external traffic circulation and off-street parking; the landscaping and screening as related to the several uses within the development and as a means of its integration into its surroundings; the size, location, design, and nature of signs if any, and the intensity and direction of area of flood lighting; the residential density of the proposed development and its distribution as compared with the residential density of the surrounding lands, either existing or as indicated on the zoning map or general plan proposals of the county as being a desirable future residential density; and the demonstrated ability of the proponents of the planned residential unit development to financially carry out the proposed project under total or phase development proposals within the time limit established.

The majority of these considerations will be addressed in the design review and subdivision portion of staff’s analysis of the proposal. The applicant will be required to provide a cash escrow to be held by Weber County for the improvements within the development. If the Planning Commission would like the developer to provide proof of financial feasibility for the development, a condition of approval will need to be added to request the additional information for review.

Design Review: The current zoning and the proposed conditional use mandates a design review as outlined in the LUC §108-1 to ensure that the general layout and appearance of the development shall not impair the orderly and harmonious development of the neighborhood nor impair investment in and occupation of the neighborhood. As part of this review, the Planning Commission shall consider the relevant standards for the proposed conditional use and impose conditions to mitigate deficiencies where the plan is found deficient. The standards for consideration are as follows:

1) *Considerations relating to traffic safety and traffic congestion.* The proposal includes improvement drawings for the construction of the infrastructure throughout the development. The development identifies multiple areas of access including the main access off of Fairway’s Drive. Additional ingress and egress points have been utilized from Snowflake Drive on the East side of the development connecting into “Road A” and connecting into 4150 East along the West side of the development connecting into “Road M”. It may be beneficial to include an additional stubbed street from “Road M” to enable a future connection with 4100 N /Fairways Drive. The additional stubbed street would provide for an alternative future route to ensure safe ingress and egress for residents within the development. Based on the discussion during the work session, there is a need for “Road M” to be stubbed to a “future connection with 4100 N/Fairways Drive”, a condition of approval has been added to ensure the stubbed road is included in the final subdivision design.

The applicant has provided adequate parking for the cabin sites as well as for the Homestead Club area. Parking has not been provided for the Parkside Park or for the Grove Park. According to LUC§108-8-5

*“The Planning Commission may adjust parking standards if it is determined that unusual or unique circumstances or conditions relating to the operational characteristics of the use exist in a manner or to such a degree that such adjustment is equitable and warranted.”*

Parking for the two smaller parks may not be necessary due to the parks being more of a neighborhood park instead of a community park; however, measures may need to be addressed to ensure that parking along the County roads for the use of these amenities is discouraged. The Planning Commission may impose additional parking areas or “No Parking” signage along the road corridors to ensure that on street parking does not create hazardous traffic conditions and congestion as a condition of approval if deemed necessary. All other areas of the proposed parking meets the parking standards as outlined in LUC §108-8.

2) *Considerations relating to outdoor advertising.* The applicant has provided details for the ground entrance monument for “The Bridges at Wolf Creek Resort” including the proposed material and landscaping design. The applicant has not proposed any additional signage or outdoor advertising as

part of the application. If the developer would like to have any signage within the development, a signage plan will need to be submitted for review and approval prior to installation of any signage outside of the typical required traffic signs.

3) *Considerations relating to landscaping, screening and buffering.* The applicant has been able to adequately address the minimum landscaping requirements of the Design Review as outlined in LUC §108-1-4(3) and the Ogden Valley Architectural, Landscape and Screening Design Standards as outlined in LUC §108-2-5 and §108-2-9 by providing detailed landscaping plans for the main entrance to the project from Fairways Drive, the common area identified as the “Parkside Park” and the “Grove Park” (see sheet L1.1, L1.2 & L1.3 of Exhibit B).

4) *Considerations relating to buildings and site layout.* The individual lot layout has been reviewed against the design criteria of the current zoning in the LUC §104-3 and LUC §104-17, the Design Review in the LUC §108-1, and the Ogden Valley Architectural, Landscape and Screening Design Standards in the LUC §108-2-4. The lot sizes in the PRUD will vary from 0.14 acre lots to 0.92 acre lots. Five of the seven development areas will offer single family building lots designed to accommodate home ranging in size from 1,400 square feet to 4,000 square feet.

The “Grove Cabins” and “Homestead Cabins” developments will offer individual building pads and include a one bedroom option, with approximately 550 square feet of livable space or a two bedroom option, with approximately 841 square feet of livable space (see sheet A1.3 and A1.4 of Exhibit B for the architectural details for the cabin options).

The proposal also includes detailed plans and architectural renderings for the “Homestead Club” and the “Homestead Barn” (see sheets A1.1 and A1.2 of Exhibit B). These amenities will include a community event space, swimming pool and recreational lawn area with adequate parking adjacent to the Barn. A reservoir identified on the plans as “Community Lake” is located to the south west of the Homestead Barn and Club area. The reservoir will provide secondary water storage and will be used as a water recreation amenity as well.

5) *Considerations relating to utility easements, drainage, and other engineering questions.* The applicant has provided civil engineered drawings that identify the existing and proposed topography, contour lines, utilities, easements and drainage. There is a seasonal stream located on the project and the plans appear to provide adequate setbacks for the stream corridor. The applicant will need to adhere to all conditions of the Engineering Division including but not limited to easements and utilities to and through the property, site improvements and storm water drainage.

6) *Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval.* The Bridges at Wolf Creek Resort has been designed to provide a variety of housing options for the residents of the Ogden Valley and will preserve over 54.5% of the total project area as open space. The applicant has designed the development to utilize the existing landscaping and preserve the native vegetation in order to protect the wildlife habitat. The open space will also include approximately six miles of trails. The trail system will include a 10’ asphalt trail system running approximately 4,651 linear feet and a 4’ soft trail system running approximately 26,906 linear feet. The trail system will tie the development to the core of the Wolf Creek Resort. The development is not only in conformance with the approved Conceptual Plan that was adopted with the Wolf Creek Resort Master Development but it is also in conformance with the Ogden Valley General Plan.

*Preliminary Subdivision Standards:* As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106, the PRUD ordinance in LUC §108-5, and the applicable standards in the RE-15 zone (LUC §104-3) and in the FR-3 zone (LUC §104-17) to ensure that the regulations and standards have been adhered to. The proposed subdivisions, with the recommended conditions listed in this staff report, are in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

*Lot area, frontage/width and yard regulations:* The purpose and intent of a Planned Residential Unit Development (PRUD) is intended to “allow for diversification in the relationship of various uses and structures to their sites and to permit more flexibility of such sites and to encourage new and imaginative concepts in the design of neighborhood and housing projects in urbanizing areas.” The proposed PRUD utilizes the allowed flexibility to create neighborhoods with lots ranging in size from 0.14 acres to 0.92 acres and sized to

accommodate single family homes and cabin sites ranging from 550 square feet to 4,000 square feet. The preliminary drawings include the following minimum single family yard setbacks for the six communities:

- The North 40, Hillside, Homestead, Mountainside, and Parkside:
  - Front Yard: 15 feet
  - Side Yard: 7.5 feet
  - Rear Yard: 20 feet
- Homestead and Grove Cabins
  - Front Yard: 0 feet
  - Side Yard: 0 feet
  - Rear Yard: 0 feet

Based on the allowed flexibility of a PRUD, the proposed layout, lot configurations and lot sizes are acceptable. In order to provide clear site standards at intersecting streets throughout the development, staff recommends adding to the minimum setback standards on the final subdivision plats a setback for "Side, facing street corner lot". This setback should, at a minimum, match the front yard setback of the applicable neighborhood. A condition of approval has been added to staff's recommendation to ensure the additional "Side, facing street corner lot" setback standard is added to the final subdivision plats for review and approval.

The master planned development identifies seven communities (see sheet P1.6, P1.7 and P1.8 of Exhibit B for layout and phasing plans). The "Parkside" community will include 72 units and be developed in three phases. The "Mountainside" community will include 112 units and be developed in four phases. The "Homestead" community will include 51 units and will be developed in three phases. "The North 40" community will include 44 units and will be developed in two phases. The "Hillside" community will include 34 units and will be developed as a single phase. The "Grove Cabins" will include 40 cabin sites and the "Homestead Cabins" will include 11 cabin sites and will be developed in two phases.

It is anticipated that during each individual phase, the County review agencies will be able to more thoroughly vet the final development details to ensure adequate measures have been taken to mitigate any potential harmful impact to the surrounding areas.

Common Area: The general requirements for a PRUD identify the need to preserve common open space. A portion of the development area falls within an area identified as an "Important Wildlife Habitat Area" that is part of the Ogden Valley Sensitive Lands Overlay Districts (LUC§ 104-28). The development standards in this area shall follow the principles established regarding the location of buildings, structures, roads, trails and other similar facilities to protect important wildlife habitat and their functions including wildlife movement across areas dominated by human activities by limiting the areas of disturbance.

The applicant is proposing to dedicate approximately 142.98 acres of common area which is 54.5% of the 262.81 acres of the total development area. The preliminary subdivision layout identifies the common area as "Open Space" including areas identified as community and neighborhood parks. These areas will be required to be dedicated upon recording by one or more of the following methods:

- (1) Dedication of the land as Public Park or parkway system;
- (2) Granting to the county a permanent common open space easement on and over the said private open spaces to guarantee that the open spaces remain perpetually in access, parking, recreation or open space uses with ownership and maintenance being the responsibility of a home owners' association established with articles of association and bylaws which are satisfactory to the county; or
- (3) Complying with the provisions of the Condominium Ownership Act, U.C.A. 1953, § 57-8-1 et seq., as amended, which provides for the payment of common expenses for the upkeep of common areas and facilities.

Any CC&R's will need to comply with the provisions of the Condominium Ownership Act, U.C.A 1953, §57-8-1 et seq. per LUC §108-5-6(d)(3) for the preservation, maintenance and ownership of the common area. Prior to receiving final approval of the subdivisions, the applicant will need to provide to the County a copy of the proposed CC&R's for review as well as a cash escrow to be held by Weber County for the proposed improvements including the amenities in the common and open space areas. The dedication language on the final plat will need to include language to grant ownership of the common area to the applicable ownership. A condition of approval has been added to ensure the final subdivision submittal includes the correct dedication

language on the plat, a cost estimate for the improvements and a draft copy of any CC&R's for review by the applicable agencies prior to final approval.

Natural Hazards Overlay Zone: The proposed subdivision is located in a Zone "X" as determined by FEMA to be an area determined to be outside 500-year floodplain.

A geologic study has been performed and a report has been prepared by GSH dated April 25, 2016, identified as Project #1661-07N-16. All site development will need to adhere to the recommendations of this report and a note as well as an "R" notation for any applicable lot restrictions will need to be added to the final plat for all lots impacted by a potential geologic hazardous unit or due to slopes exceeding 25%. Upon recording the final subdivision plats a separate "Natural Hazards Disclosure" document will be required to be recorded to provide adequate notice of the geotechnical and geological recommendations to future property owners. A condition of approval has been added to staff's recommendations to ensure that adequate notification is provided for future property owners regarding further development is noted on the subdivision plats.

Culinary water, irrigation water and sanitary sewage disposal: The applicant has provided a feasibility letter from the Wolf Creek Water and Sewer District for the culinary and irrigation water and sanitary sewer (see Exhibit D). The applicant will need to provide a "Capacity Assessment Letter" from the Wolf Creek Water and Sewer District as part of the final subdivision submittal. A construct permit from the Utah State Department of Environmental Quality Division of Drinking Water will be required for the expansion of the water system and water lines serving the subdivision prior to the subdivision receiving final approval from the County Commission. These items have been included in the conditions of approval to ensure they are included in the final subdivision application submittal.

Review Agencies: The Weber County Surveyor's Office, Engineering Division, and the Weber Fire District have reviewed the proposal and have provided the applicant with the additional items that will be required prior to receiving final approval. A condition of approval has been made part of the Planning Division's recommendations to ensure that any conditions of the applicable reviewing agencies are strictly adhered to.

Additional design standards and requirements: If the applicant would like to utilize the ability to have nightly rentals as an option allowed in the PRUD ordinance for the owner's in The Bridges at Wolf Creek Resort PRUD, a note will need to be added to the final plat to declare that the individual subdivision is approved for nightly rentals. Currently the proposal does not include lock out sleeping rooms so additional parking requirements will not be necessary at this time. A condition of approval has been made part of the Planning Division's recommendations to ensure that if the applicant desires to allow nightly rentals as part of the PRUD, a note will be added to the applicable final subdivision plat to provide notice of the approved nightly rental option.

Tax clearance: The 2015 property taxes have been paid in full. The 2016 property taxes will be due in full on November 1, 2016.

Public Notice: The required noticing for the preliminary subdivision approval has been mailed to all property owners of record within 500 feet of the subject property regarding the proposed subdivision per noticing requirements outlined in LUC §106-1-6(b).

## Summary of Planning Commission Considerations

- Does this proposal comply with the applicable PRUD ordinance?
- Does this subdivision meet the requirements of applicable County Land Use Codes?
- Does this subdivision comply with the Wolf Creek Resort Zoning Development Agreement Conceptual Plan?
- In considering the proposed planned residential unit development, the planning commission shall review and consider the following, as applicable:
  - *The architectural design of buildings and their relationship on the site and development beyond the boundaries of the proposal.*
  - *Which streets shall be public and which shall be private; the entrances and exits to the development and the provisions for internal and external traffic circulation and off-street parking.*
  - *The landscaping and screening as related to the several uses within the development and as a means of its integration into its surroundings.*
  - *The size, location, design, and nature of signs if any, and the intensity and direction of area of flood lighting.*

- *The residential density of the proposed development and its distribution as compared with the residential density of the surrounding lands, either existing or as indicated on the zoning map or general plan proposals of the county as being a desirable future residential density.*
- *The demonstrated ability of the proponents of the planned residential unit development to financially carry out the proposed project under total or phase development proposals within the time limit established.*

## Staff Recommendation

Staff recommends approval of the request for a conditional use permit for The Bridges at Wolf Creek Resort PRUD located within the approved Wolf Creek Resort Master Development. The application includes the request to run concurrently for preliminary subdivision approval of The Bridges at Wolf Creek Resort, PRUD. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A "Side, facing street corner lot" setback standard shall be added to the final subdivision plats for review and approval.
2. The final subdivision plat shall reflect the correct dedication language on the plat for the common/open space areas.
3. A cost estimate for the subdivision improvements shall be a part of the final subdivision submittal.
4. A draft copy of any CC&R's will be provided to the County for review by the applicable agencies prior to final approval.
5. A "Capacity Assessment Letter" from the Wolf Creek Water and Sewer District and a construct permit from the Utah State Department of Environmental Quality Division of Drinking Water for expansion of the water system and water lines serving the subdivision are required prior to the subdivision receiving final approval from the County Commission.
6. All site development will need to adhere to the recommendations of the geologic report prepared by GSH dated April 25, 2016, identified as Project #1661-07N-16. A verification letter shall be provided by the engineering geologist prior to final approval stating that the design adequately considers the recommendations in the geologic report.
7. A note as well as a "R" notation for any applicable lots that may be restricted due to a potential geologic hazardous unit or due to slopes exceeding 25% will be added to the applicable lots on all final subdivision plats for all lots impacted by these areas of concern.
8. A note on the final subdivision plat and a separate "Natural Hazards Disclosure" document will be required to be recorded to provide notice of any recommendations to future property owners regarding the geologic report prepared by GSH dated April 25, 2016, identified as Project #1661-07N-16.
9. Additional lighting details will need to be provided during the final subdivision process to ensure that the outdoor lighting associated with the common area adheres to the LUC.
10. A note will need to be added to the final plat to declare this subdivision approved for nightly rentals.
11. A stub needs to be added to the final subdivision design running from "Road M" to a "future connection with 4100 N/Fairways Drive".

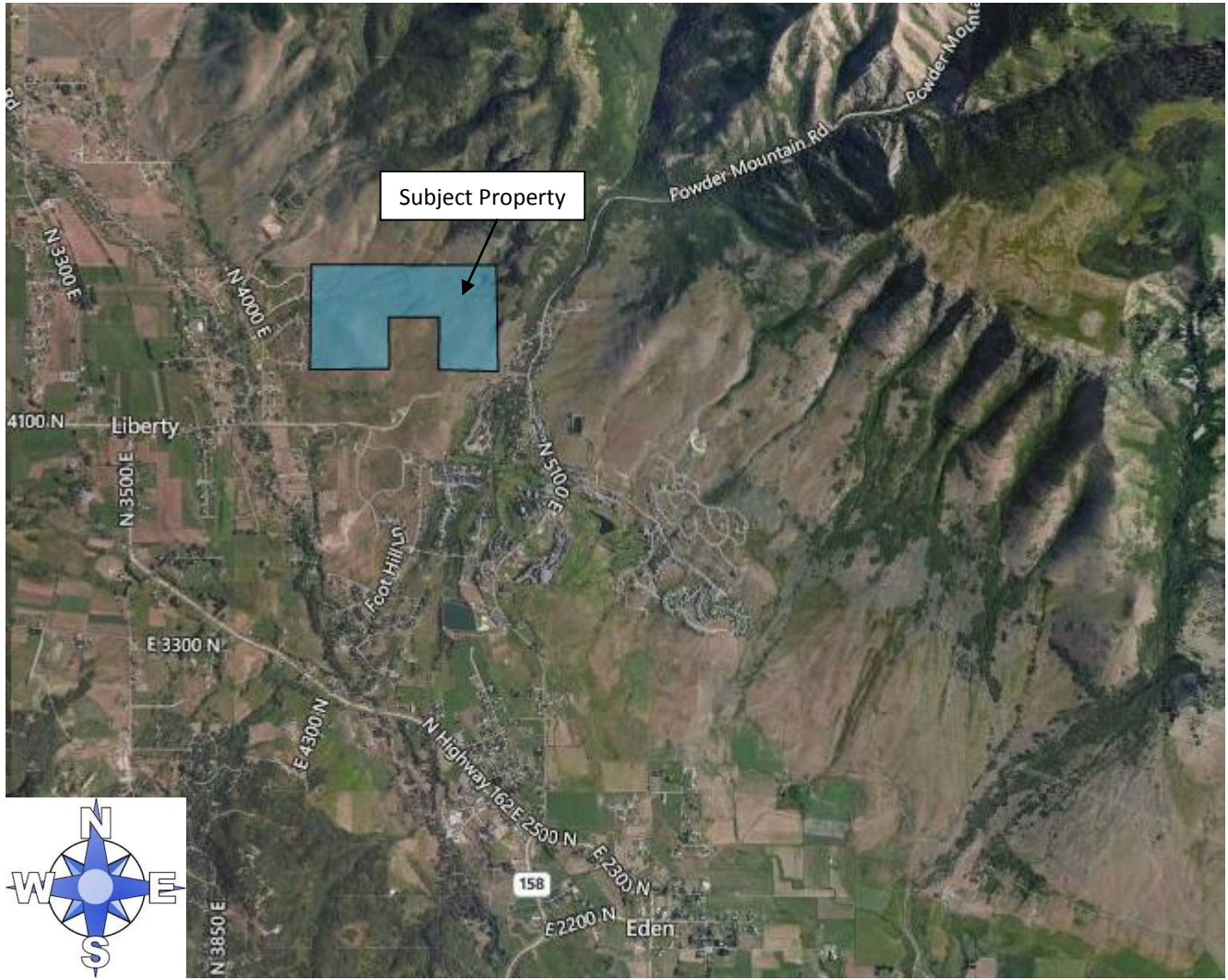
This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with the applicable County ordinances.
3. The building uses, locations, lot area, width, yard, height and coverage regulations proposed are acceptable as shown on the preliminary subdivision.
4. The proposed master planned development is in conformance with the approved Zoning Development Master Planned.
5. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
6. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

## Exhibits

- A. Project Narrative
- B. The Bridges at Wolf Creek PRUD Development Plans
- C. Zoning Development Conceptual Plan
- D. Feasibility Letter

# Location Map





**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.

# THE BRIDGES AT WOLF CREEK

## PRUD SUBDIVISION APPLICATION



**PREPARED FOR:**  
**LEWIS HOMES, INC**  
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 801.429.1507



**CONSULTANTS:**  
**LANDSCAPE ARCHITECTS**  
**LANGVARDT DESIGN GROUP**  
 328 WEST 200 SOUTH, SUITE 102  
 SALT LAKE CITY, UTAH 84101  
 801.483.1295



**SHEET INDEX:**

ARCHITECTURE	LANDSCAPE	PLANNING
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L1.2	CANNING LANDSCAPE PLAN	
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A1.2	HONESTEAD BARN DETAIL	
A1.3	GROVE CABIN DETAIL	
A1.4	HONESTEAD CABIN DETAIL	



### THE BRIDGES

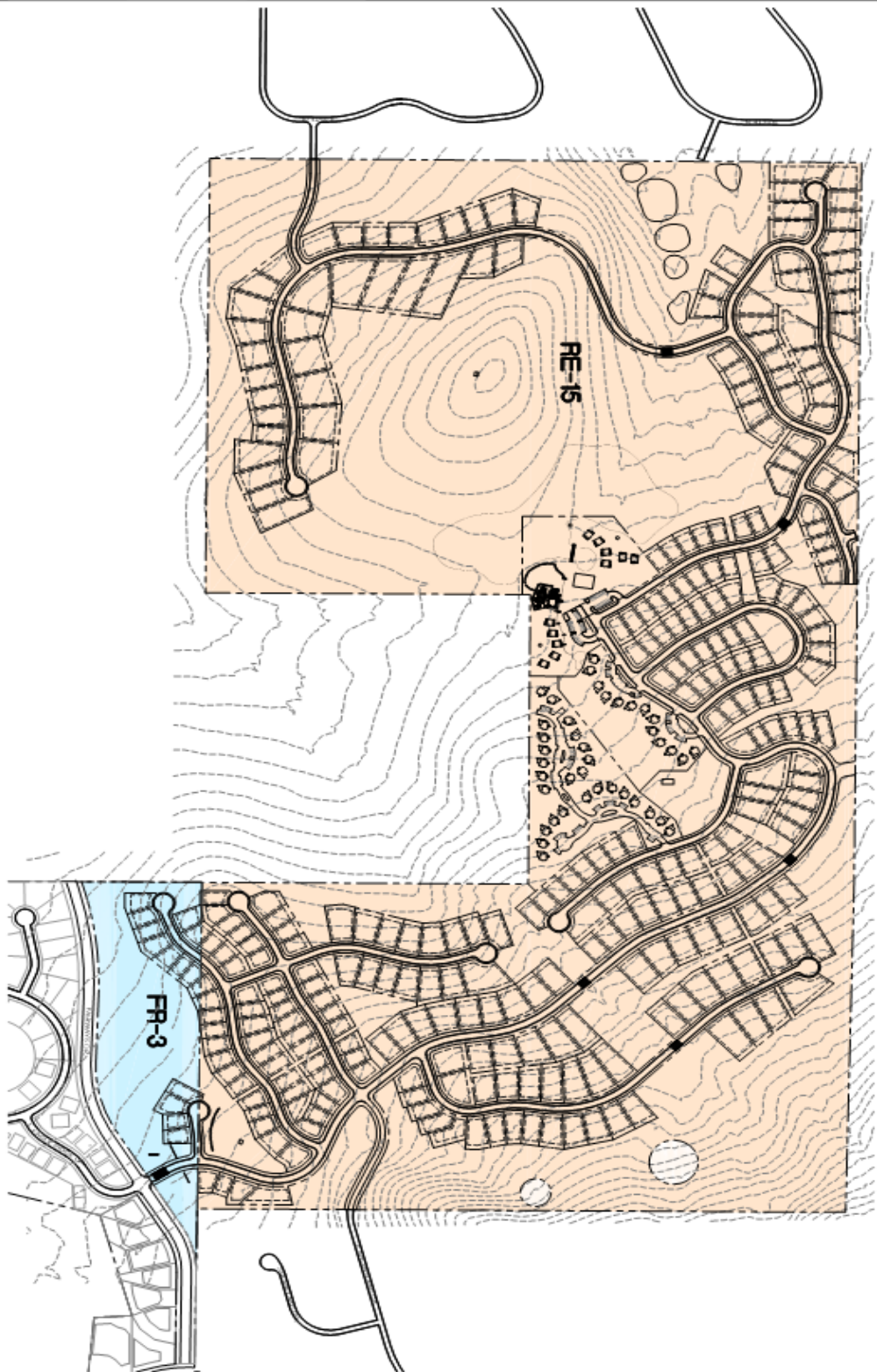
#### WOLF CREEK RESORT

PRUD SUBMITTAL  
 WEBER COUNTY, UTAH



DATE	DATE
ISSUED	ISSUED
REVISION	REVISION
DATE	DATE
BY	BY
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SHEET NO. COVER PAGE  
**C1.1**



DATE:	MAY 11, 2010
PROJECT:	OVERALL ZONING MAP
SCALE:	AS SHOWN
DESIGNED BY:	LANGVARDT
DRAWN BY:	LANGVARDT
CHECKED BY:	LANGVARDT
APPROVED BY:	LANGVARDT
DATE:	MAY 11, 2010

**P1.1**



## THE BRIDGES

### WOLF CREEK RESORT

PRUD SUBMITTAL  
WEBER COUNTY, UTAH





**LOT LEGEND AND SETBACK STANDARDS**

Yellow	1st Floor - 10' Front, 5' Side, 5' Rear	10' Front, 5' Side, 5' Rear
Light Blue	2nd Floor - 10' Front, 5' Side, 5' Rear	10' Front, 5' Side, 5' Rear
Orange	3rd Floor - 10' Front, 5' Side, 5' Rear	10' Front, 5' Side, 5' Rear
Green	4th Floor - 10' Front, 5' Side, 5' Rear	10' Front, 5' Side, 5' Rear
Red	5th Floor - 10' Front, 5' Side, 5' Rear	10' Front, 5' Side, 5' Rear

**PROJ. DEVELOPMENT DATA**

2500 ACRES	2400 ACRES	2800 ACRES	2800 ACRES
2500 ACRES	2400 ACRES	2800 ACRES	2800 ACRES
2500 ACRES	2400 ACRES	2800 ACRES	2800 ACRES
2500 ACRES	2400 ACRES	2800 ACRES	2800 ACRES

**NET DEVELOPABLE AREA**

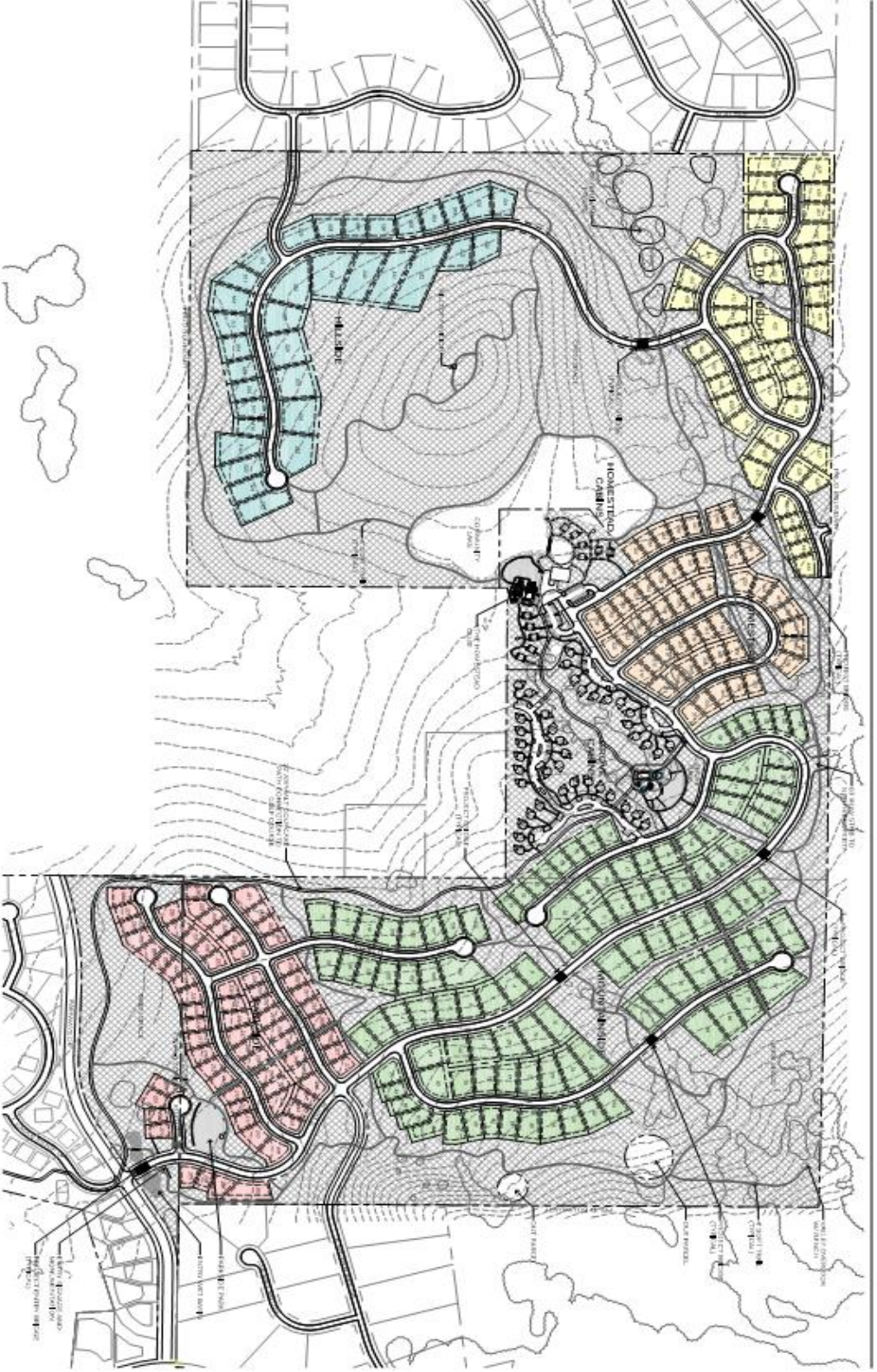
2800 ACRES	2800 ACRES
2800 ACRES	2800 ACRES
2800 ACRES	2800 ACRES
2800 ACRES	2800 ACRES

**PROPOSED NET DENSITY**

100 UNITS/ACRE	100 UNITS/ACRE
100 UNITS/ACRE	100 UNITS/ACRE
100 UNITS/ACRE	100 UNITS/ACRE
100 UNITS/ACRE	100 UNITS/ACRE

**PROPOSED OPEN SPACE**

4000 ACRES	4000 ACRES
4000 ACRES	4000 ACRES
4000 ACRES	4000 ACRES
4000 ACRES	4000 ACRES



**DATE:** APR 11, 2018  
**PROJECT:** 00000000  
**SCALE:** 1" = 50'  
**DATE:** APR 11, 2018  
**PROJECT:** 00000000  
**SCALE:** 1" = 50'



**THE BRIDGES**  
**WOLF CREEK RESORT**

PRUD SUBMITTAL  
 WEBER COUNTY, UTAH



**OVERALL SITE PLAN**  
**P1.2**



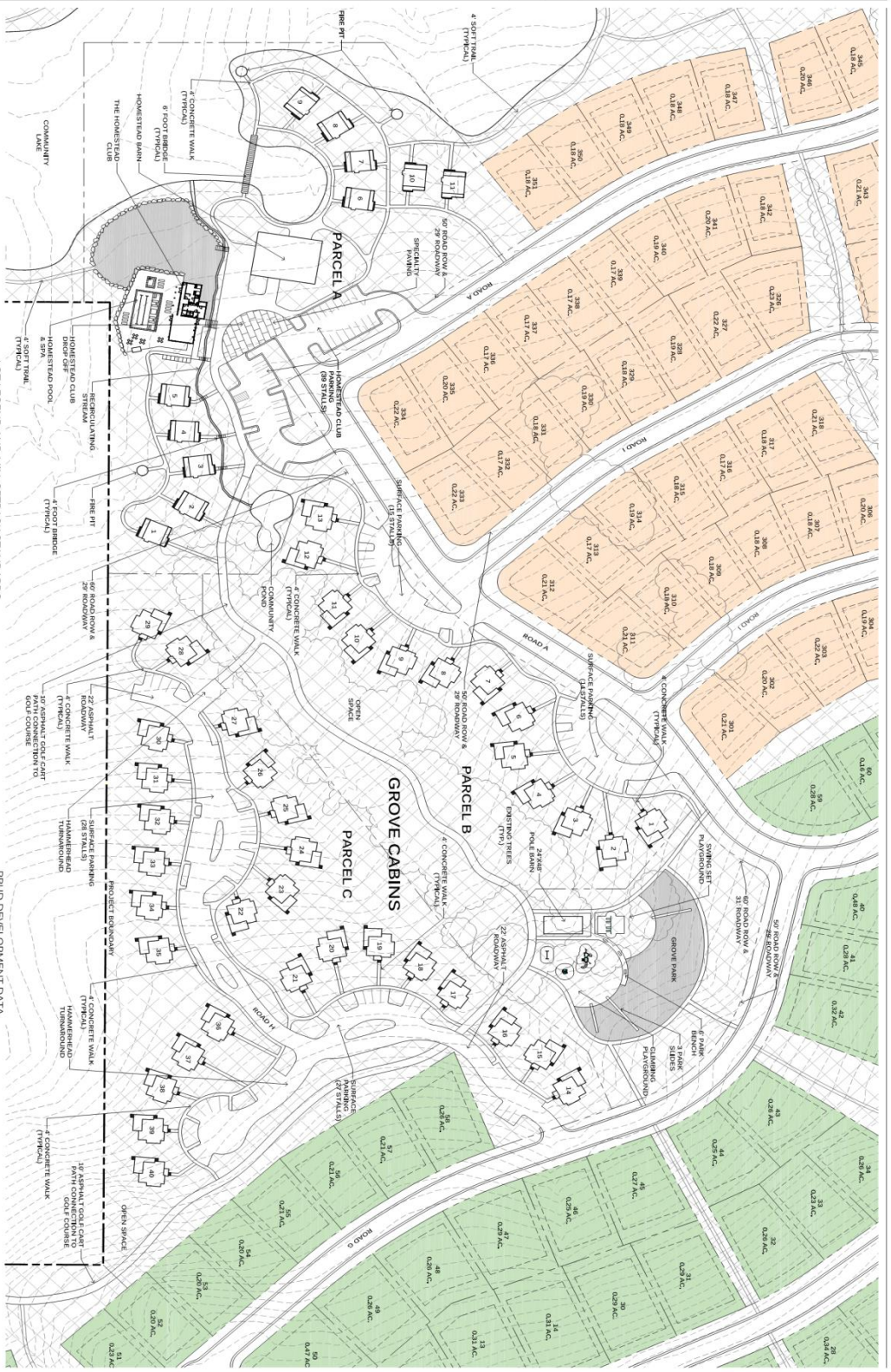
# THE BRIDGES

## WOLF CREEK RESORT

PRUD SUBMITTAL  
WEBER COUNTY, UTAH



DATE:	MAY 11, 2018
PROJECT:	00000000
DRAWN BY:	TK
REVISION:	PRD
BRUSHINGS:	
SHEET TITLE:	PRD
SHEET NO.:	11
SHEET NAME:	PRD
SHEET NUMBER:	11



NOTES:  
1. PARKING FOR HOMESTEAD CABINS WILL BE PROVIDED AT THE HOMESTEAD CLUB.  
2. SURFACE STALLS ARE PROVIDED FOR THE 40 UNITS.  
3. PARKING RATES 21 STALL/UNIT

- LOT LEGEND AND MIN. SETBACK STANDARDS**
- THE NORTH 40 SINGLE FAMILY
  - HILL-SIDE SINGLE FAMILY
  - HOMESTEAD SINGLE FAMILY
  - MOUNTAINSIDE SINGLE FAMILY
  - PARKSIDE SINGLE FAMILY

**PRUD DEVELOPMENT DATA**

TOTAL PRUD DEVELOPMENT AREA	262.81 ACRES
NET DEVELOPABLE AREA	255.33 ACRES
PROPOSED UNITS	364 UNITS
PROPOSED OPEN SPACE	142.98 ACRES
PROPOSED TRAILS	4.5511 LF
PROPOSED TRAILS	26.9961 LF

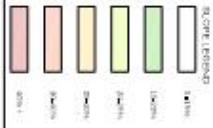
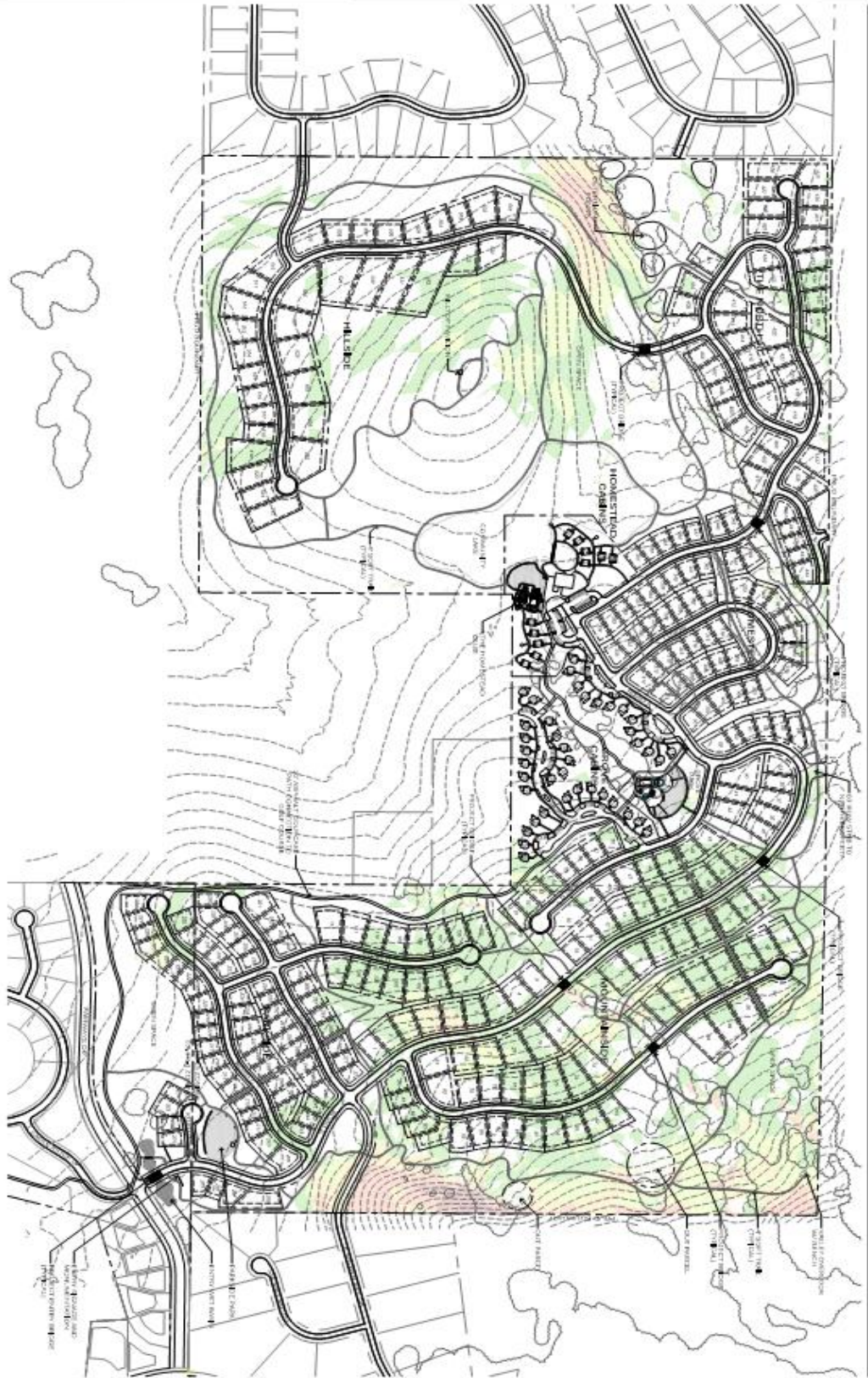
**PRUD DEVELOPMENT DATA**

TOTAL PRUD DEVELOPMENT AREA	262.81 ACRES
NET DEVELOPABLE AREA	255.33 ACRES
PROPOSED UNITS	364 UNITS
PROPOSED OPEN SPACE	142.98 ACRES
PROPOSED TRAILS	4.5511 LF
PROPOSED TRAILS	26.9961 LF

**PRUD DEVELOPMENT DATA**

TOTAL PRUD DEVELOPMENT AREA	262.81 ACRES
NET DEVELOPABLE AREA	255.33 ACRES
PROPOSED UNITS	364 UNITS
PROPOSED OPEN SPACE	142.98 ACRES
PROPOSED TRAILS	4.5511 LF
PROPOSED TRAILS	26.9961 LF

**P1.3**



DATE:	MAY 11, 2010
PROJECT:	WOLF CREEK RESORT
CLIENT:	TRC
SCALE:	AS SHOWN
DESIGNER:	LANCABDT
CHECKER:	LANCABDT
APPROVED:	LANCABDT
DATE:	05/11/10
SCALE:	AS SHOWN
DESIGNER:	LANCABDT
CHECKER:	LANCABDT
APPROVED:	LANCABDT



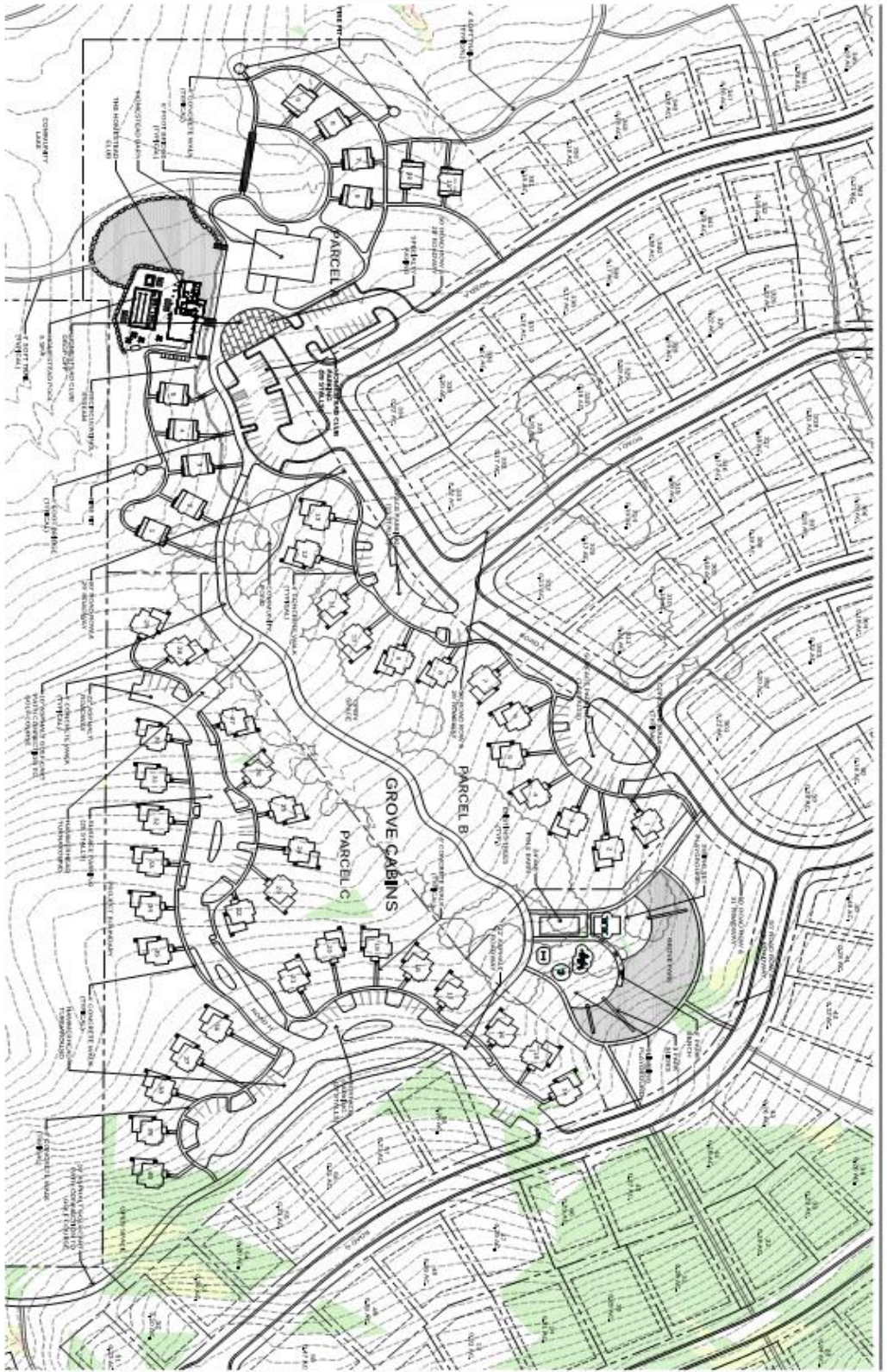
# THE BRIDGES

## WOLF CREEK RESORT

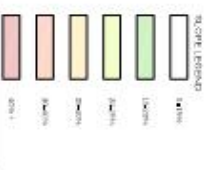
PRUD SUBMITTAL  
WEBER COUNTY, UTAH



P1.4



NOTES:  
 1. HATCHING FOR PROPOSED GRASS SHALL BE PROVIDED AT THE PROPOSED GRASS AREAS. SEE PLAN FOR AN EXAMPLE. HATCHING FOR PROPOSED ASPHALT SHALL BE PROVIDED FOR THE DRIVEWAYS AND PAVED AREAS. SEE PLAN FOR AN EXAMPLE.



DATE:	APR 11, 2018
PROJECT:	BRIDGES
OWNER:	THE BRIDGES WOLF CREEK RESORT
DESIGNER:	LANGVARDT ENGINEERING LLC
SCALE:	AS SHOWN
PROJECT NAME:	THE BRIDGES WOLF CREEK RESORT
PROJECT NUMBER:	P1.5

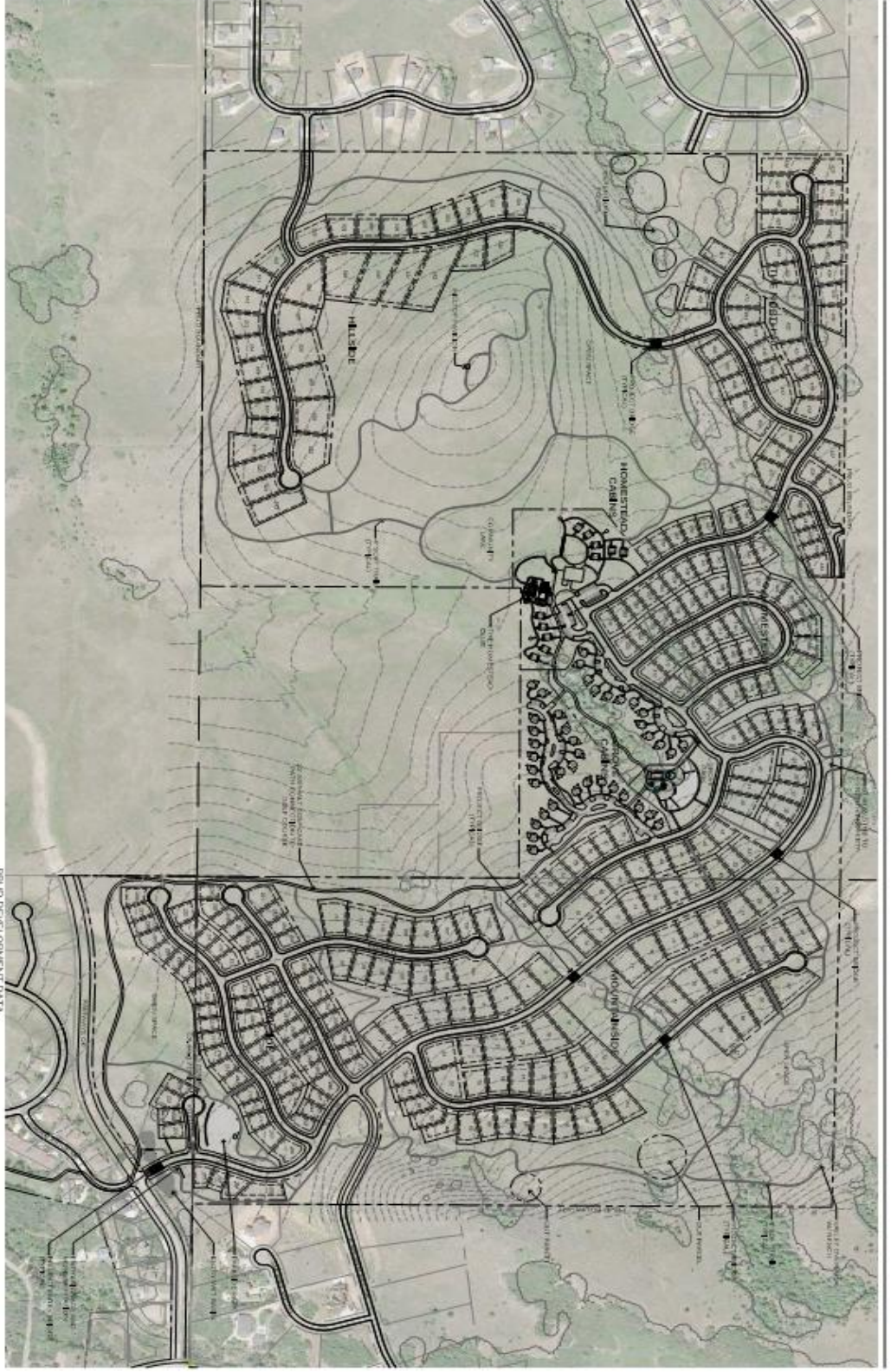
**Wolf Creek RESORT**

**THE BRIDGES**  
 WOLF CREEK RESORT

PRUD SUBMITTAL  
 WEBER COUNTY, UTAH







PRUD DEVELOPMENT DATA		NET DEVELOPABLE AREA	
TOTAL PRUD BOUNDARY AREA	2824 ACRES	PROPOSED UNITS	391 UNITS
ZONE R-2.1	2420 ACRES	PROPOSED MET DENURY	1047.563 ACRES
ZONE R-2.1	120 ACRES	PROPOSED OPEN SPACE	1428 ACRES
ROAD ROW AREA	299 ACRES	PROPOSED TRAILS	4341 LF
SLOPES > 45%	127 ACRES	PROPOSED TRAILS	26530 LF
		PROPOSED TRAILS	4341 LF
		PROPOSED TRAILS	26530 LF

DATE	BY
APR 11, 2018	LANGVART
REVISED	BY



**THE BRIDGES**  
WOLF CREEK RESORT

PRUD SUBMITTAL  
WEBER COUNTY, UTAH



**P1.6**  
OVERALL  
AERIAL PLAN



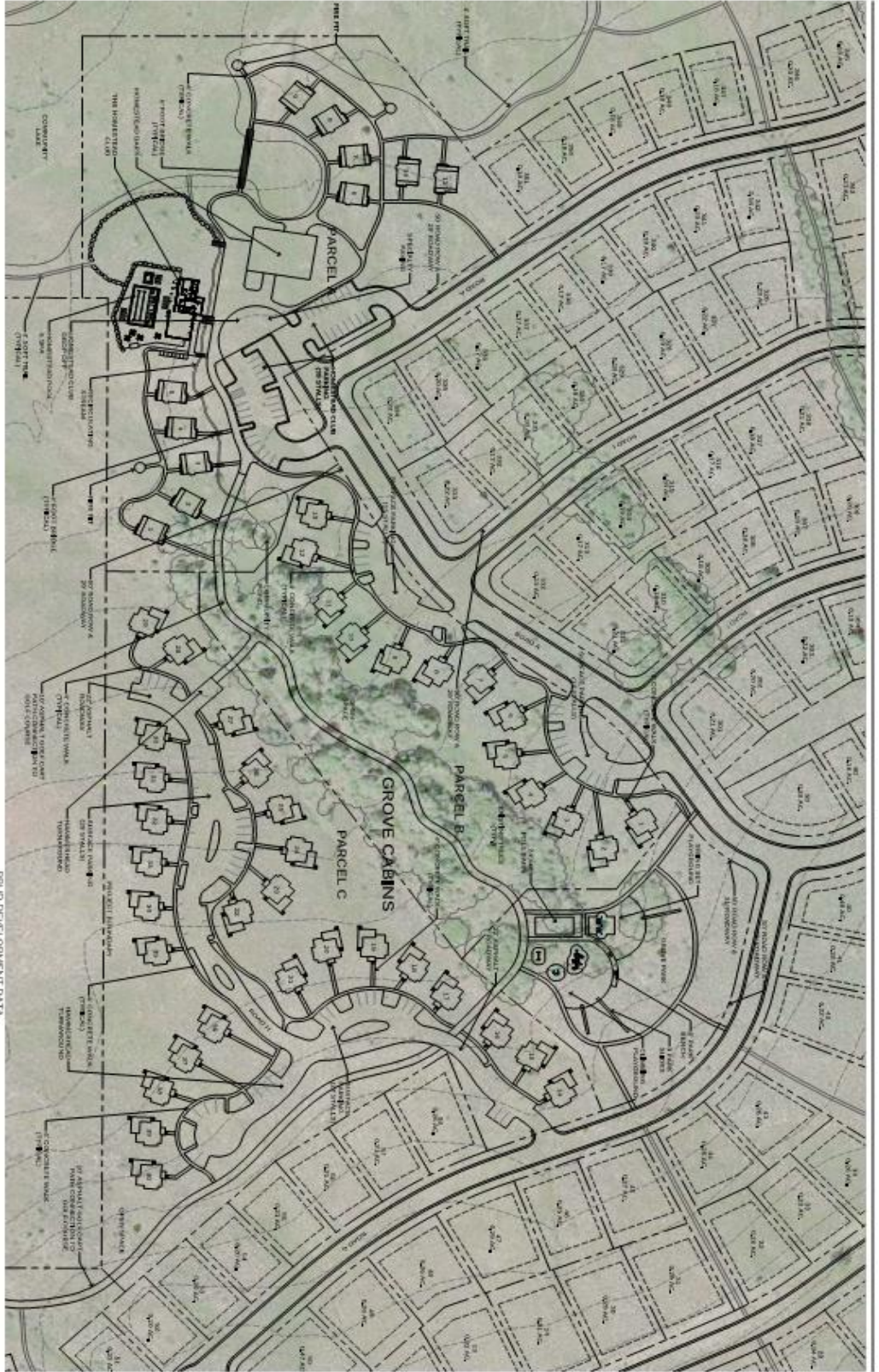
# THE BRIDGES

## WOLF CREEK RESORT

PRUD SUBMITTAL  
WEBER COUNTY, UTAH



DATE	APRIL 2016
SCALE	800/600" = 1"
DESIGNER	LANGVAERT
CLIENT	WOLF CREEK
PROJECT	THE BRIDGES
SITE	27.44 ACRES
PROPOSED UNITS	364 UNITS
PROPOSED NET DEBRY	1142.7 SQ. FT.
PROPOSED CEMETERY	142.6 ACRES
PROPOSED TRAILS	4.44 MI
PROPOSED TRAIL	26.50 MI
<b>NET TOTAL</b>	<b>142.6 ACRES</b>
<b>NET TOTAL</b>	<b>1142.7 SQ. FT.</b>
<b>NET TOTAL</b>	<b>4.44 MI</b>
<b>NET TOTAL</b>	<b>26.50 MI</b>



NOTES:  
 1. BUILDINGS FOR HIGHWAY 63 SHALL BE PROVIDED AT THE INTERSECTION OF HIGHWAY 63 AND PARCEL A AS SHOWN ON THE AERIAL PLAN. SIGNAGE SHALL BE PROVIDED FOR THE HIGHWAY. PARKING SHALL BE PROVIDED FOR THE HIGHWAY.



PRUD DEVELOPMENT DATA

TOPIC	PRUD REQUIREMENT	DESIGN DATA
NET DEVELOPABLE AREA	27.44 ACRES	27.44 ACRES
PROPOSED UNITS	364 UNITS	364 UNITS
PROPOSED NET DEBRY	1142.7 SQ. FT.	1142.7 SQ. FT.
PROPOSED CEMETERY	142.6 ACRES	142.6 ACRES
PROPOSED TRAILS	4.44 MI	4.44 MI
PROPOSED TRAIL	26.50 MI	26.50 MI

PRUD DEVELOPMENT DATA

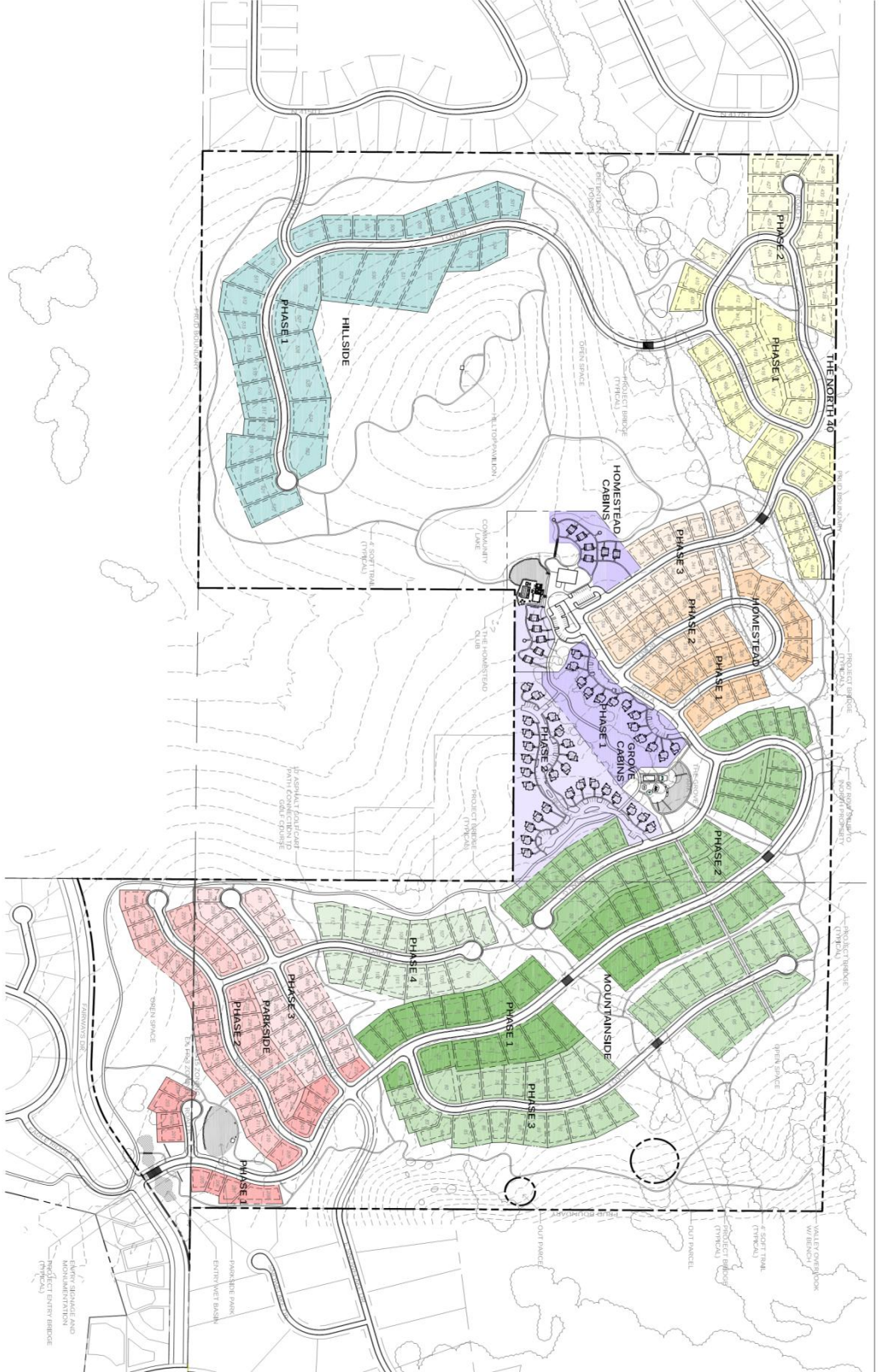
TOPIC	PRUD REQUIREMENT	DESIGN DATA
NET DEVELOPABLE AREA	27.44 ACRES	27.44 ACRES
PROPOSED UNITS	364 UNITS	364 UNITS
PROPOSED NET DEBRY	1142.7 SQ. FT.	1142.7 SQ. FT.
PROPOSED CEMETERY	142.6 ACRES	142.6 ACRES
PROPOSED TRAILS	4.44 MI	4.44 MI
PROPOSED TRAIL	26.50 MI	26.50 MI

PRUD DEVELOPMENT DATA

TOPIC	PRUD REQUIREMENT	DESIGN DATA
NET DEVELOPABLE AREA	27.44 ACRES	27.44 ACRES
PROPOSED UNITS	364 UNITS	364 UNITS
PROPOSED NET DEBRY	1142.7 SQ. FT.	1142.7 SQ. FT.
PROPOSED CEMETERY	142.6 ACRES	142.6 ACRES
PROPOSED TRAILS	4.44 MI	4.44 MI
PROPOSED TRAIL	26.50 MI	26.50 MI



NOTES:  
 PHASING IS SHOWN BY METHODOLOGY. PHASING WILL GENERALLY START AT PARKWAY CORNER AND  
 PROGRESS THROUGH THE PROJECT AS MARKET DEMAND, SITE INFRASTRUCTURE AND PROJECT  
 CONDITIONS DICTATE. ACTUAL PHASING MAY DIFFER BASED ON THESE ELEMENTS.  
 ZONING REQUIREMENTS WILL BE PHASED AS DEMAND REQUIRES.



**PHASING DEVELOPMENT DATA**

	PHASE 1		PHASE 1		PHASE 1
	PHASE 2		PHASE 2		PHASE 2
	PHASE 3		PHASE 3		
	PHASE 4				
	PHASE 1		PHASE 1		
	PHASE 2		PHASE 2		
	PHASE 3		PHASE 3		
	HILLSIDE PHASE 1				

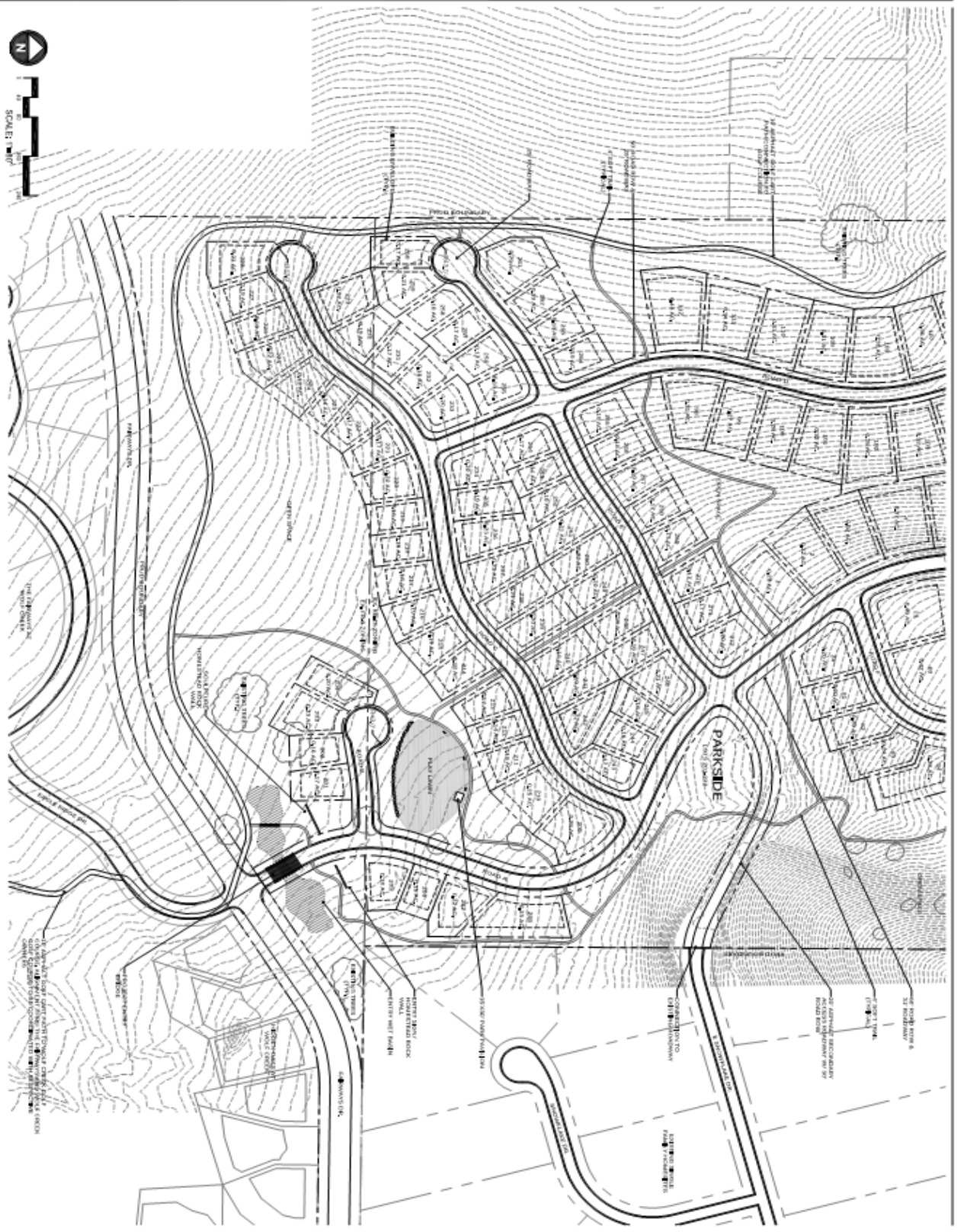
DATE:	MAY 31, 2016
PROJECT:	000000000
OWNER:	WOLF CREEK RESORT
DESIGNER:	LANGVARDT DESIGN GROUP LLC
VERSION:	PRD
REVISIONS:	



**THE BRIDGES**  
 WOLF CREEK RESORT  
 PRUD SUBMITTAL  
 WEBER COUNTY, UTAH



SHEET TITLE:  
 PHASING PLAN  
 SHEET NUMBER:  
**P1.8**



DATE:	MAY 11, 2016
PROJECT:	00000000
DESIGNER:	TS
SCALE:	AS SHOWN
DATE:	MAY 11, 2016
PROJECT:	00000000
DESIGNER:	TS
SCALE:	AS SHOWN



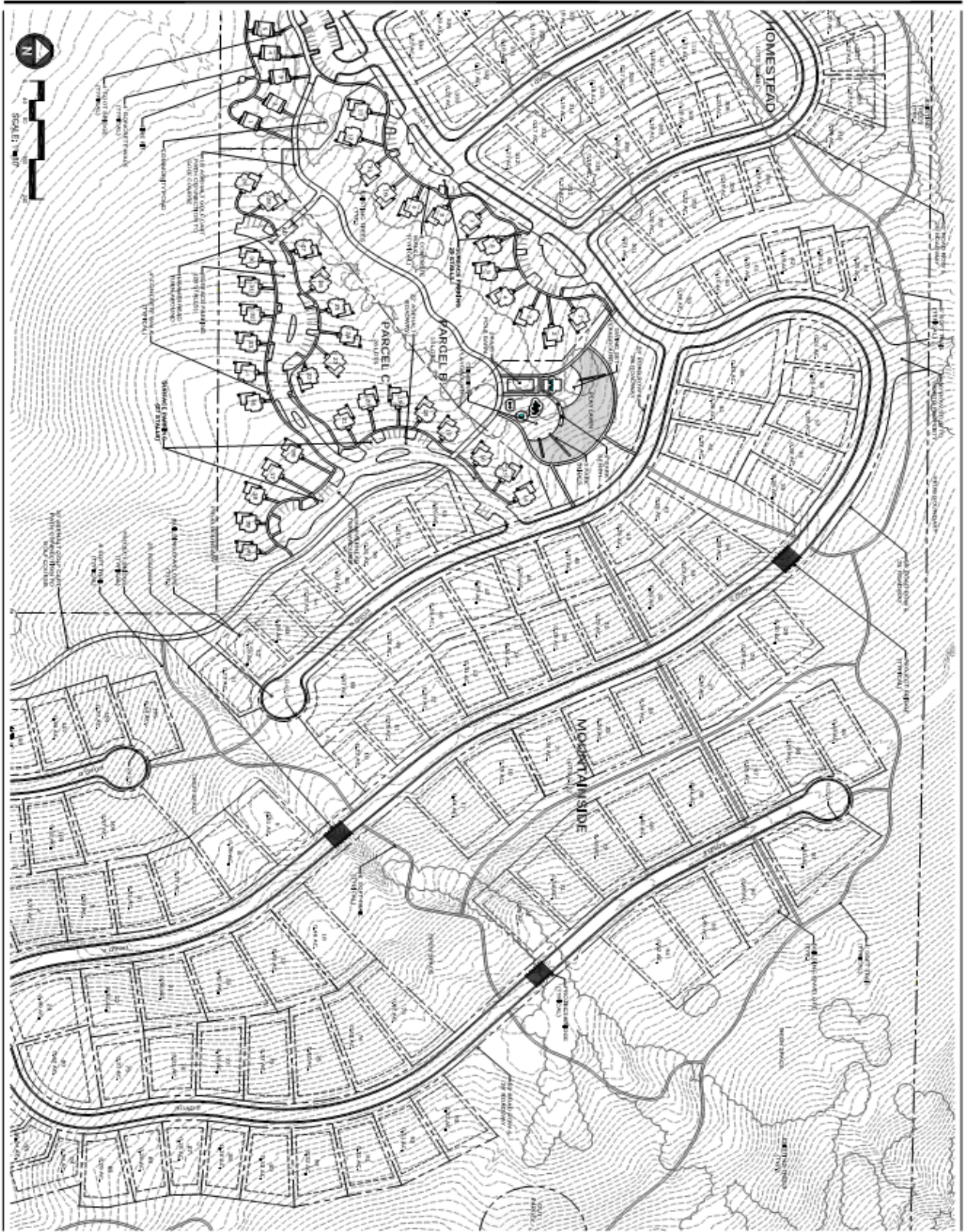
# THE BRIDGES

## WOLF CREEK RESORT

PRUD SUBMITTAL  
WEBER COUNTY, UTAH



PRUD SUBMITTAL  
WEBER COUNTY, UTAH  
DATE: MAY 11, 2016  
PROJECT: 00000000  
DESIGNER: TS  
SCALE: AS SHOWN  
DATE: MAY 11, 2016  
PROJECT: 00000000  
DESIGNER: TS  
SCALE: AS SHOWN



DATE:	NOV 11, 2010	
PROJECT:	DEVELOPMENT	
OWNER:	THE	
DESIGNER:	PKW	
SCALE:	AS SHOWN	
REVISIONS:		
NO.	DATE	DESCRIPTION
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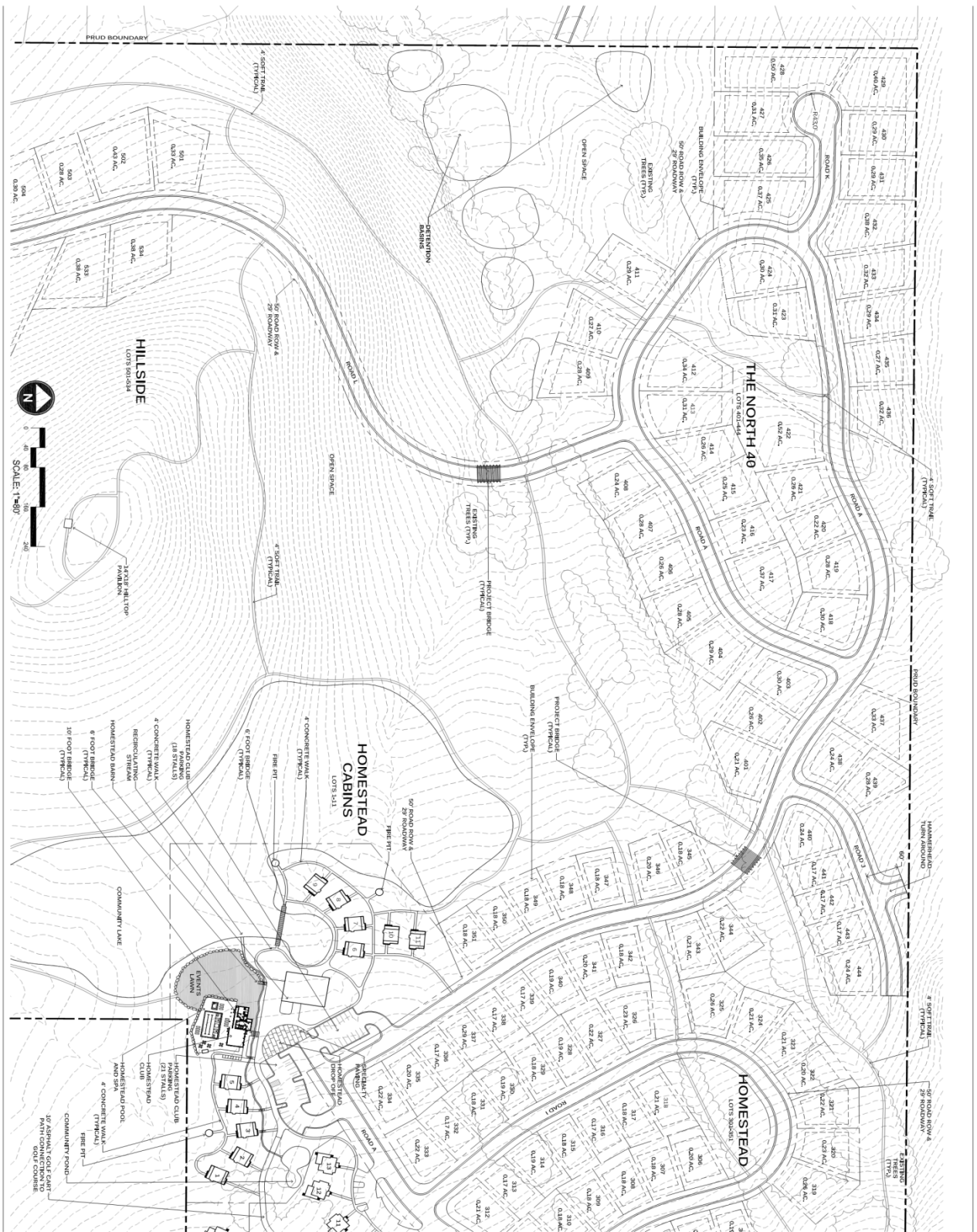


**THE BRIDGES**  
WOLF CREEK RESORT

PRUD SUBMITTAL  
WEBER COUNTY, UTAH



DATE: NOV 11, 2010  
PROJECT: DEVELOPMENT  
OWNER: THE  
DESIGNER: PKW  
SCALE: AS SHOWN  
REVISIONS:  
NO. DATE DESCRIPTION  
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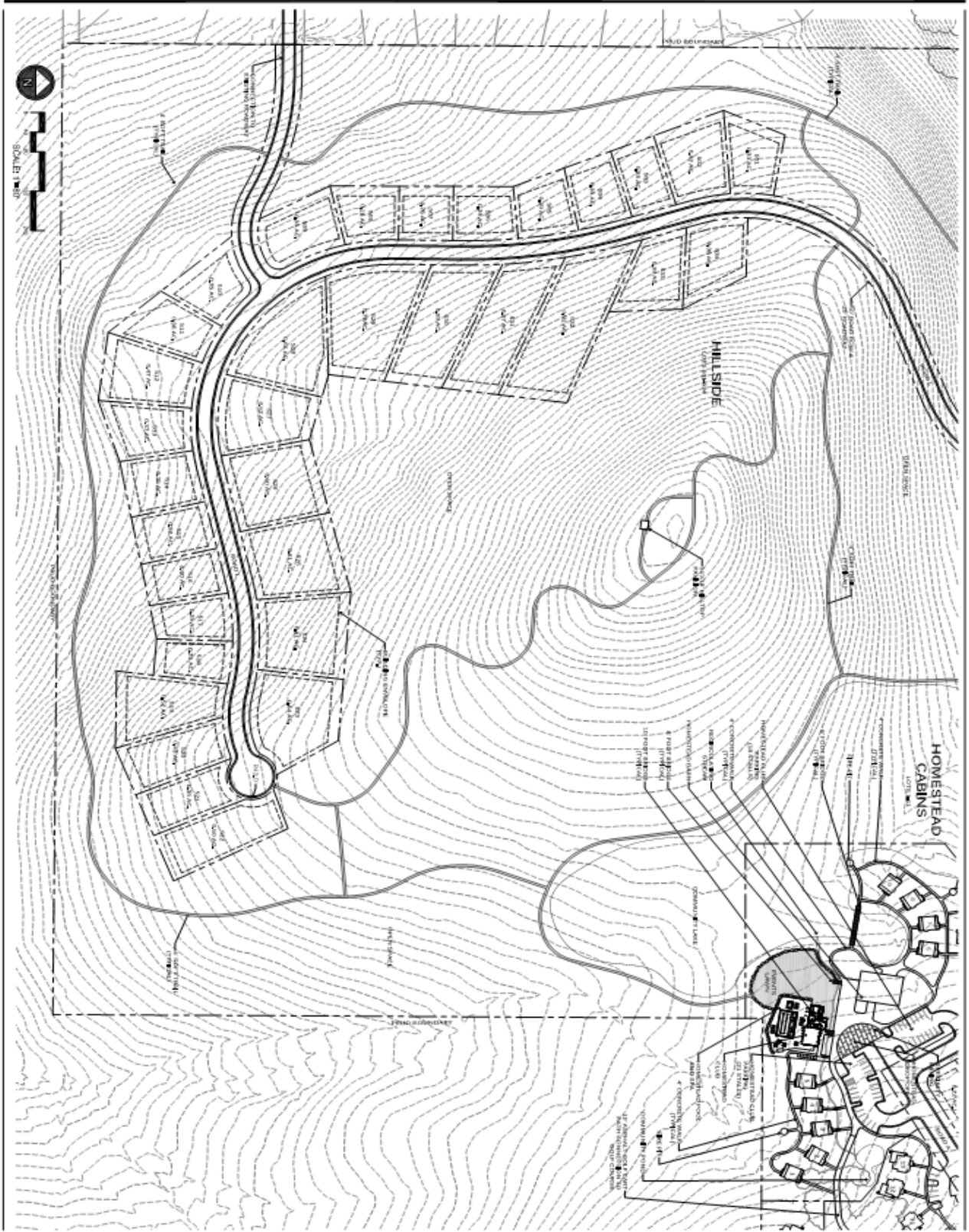


DATE:	MAY 21, 2016
PROJECT:	00000000
DRAWN BY:	TR
REVIEW BY:	EL
VERSION:	PRUD
REVISIONS:	
SHEET TITLE:	DETAIL SITE
SHEET NUMBER:	P1.11



**THE BRIDGES**  
**WOLF CREEK RESORT**  
 PRUD SUBMITTAL  
 WEBER COUNTY, UTAH





DATE:	MAY 11, 2010
PROJECT:	WOLF CREEK RESORT
DESIGNER:	LANGVARDT
CLIENT:	PRUD
SCALE:	AS SHOWN
DATE:	
PROJECT:	
DESIGNER:	
CLIENT:	
SCALE:	

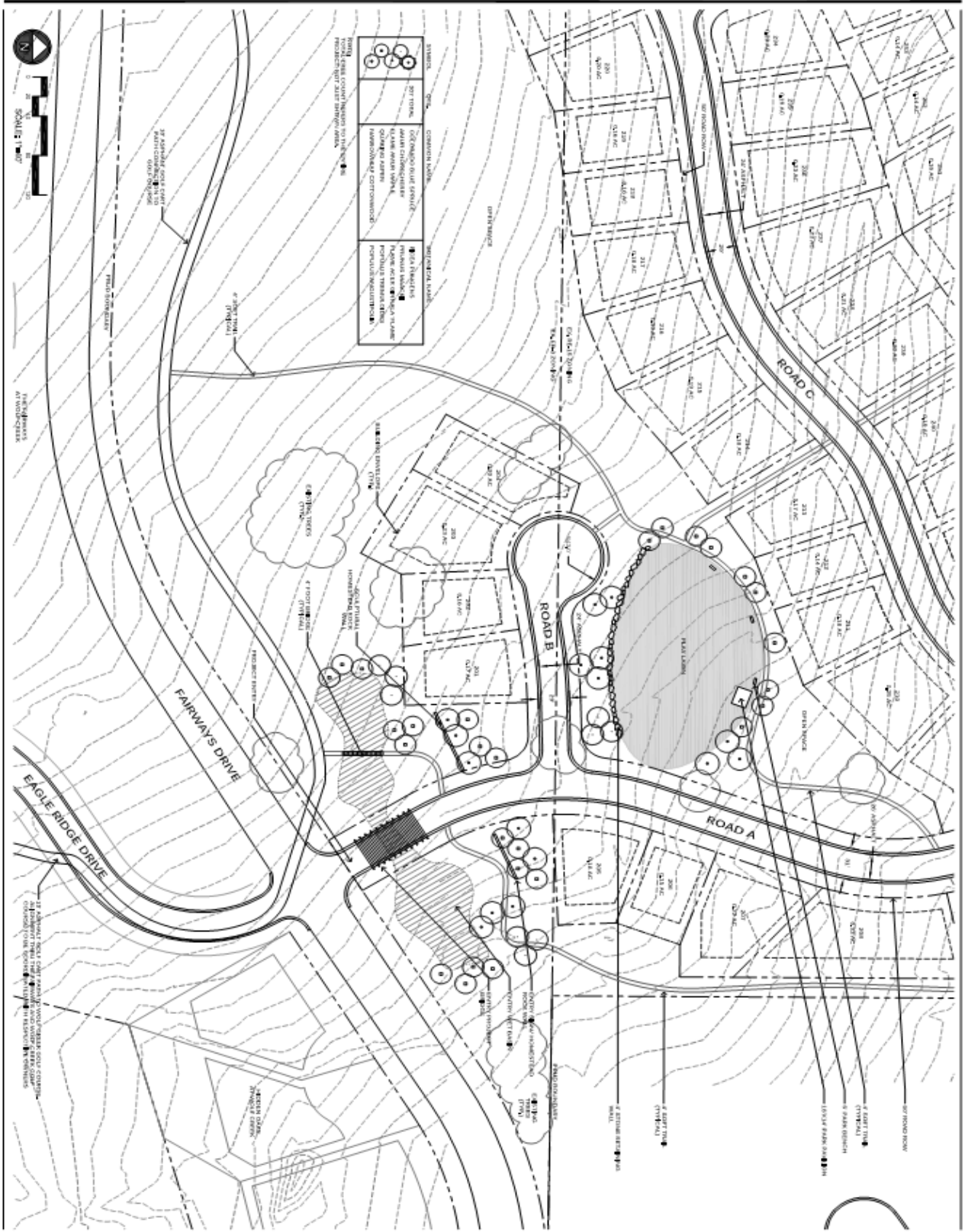
PRUD SUBMITTAL  
WEBER COUNTY, UTAH  
P1.12



**THE BRIDGES**  
WOLF CREEK RESORT

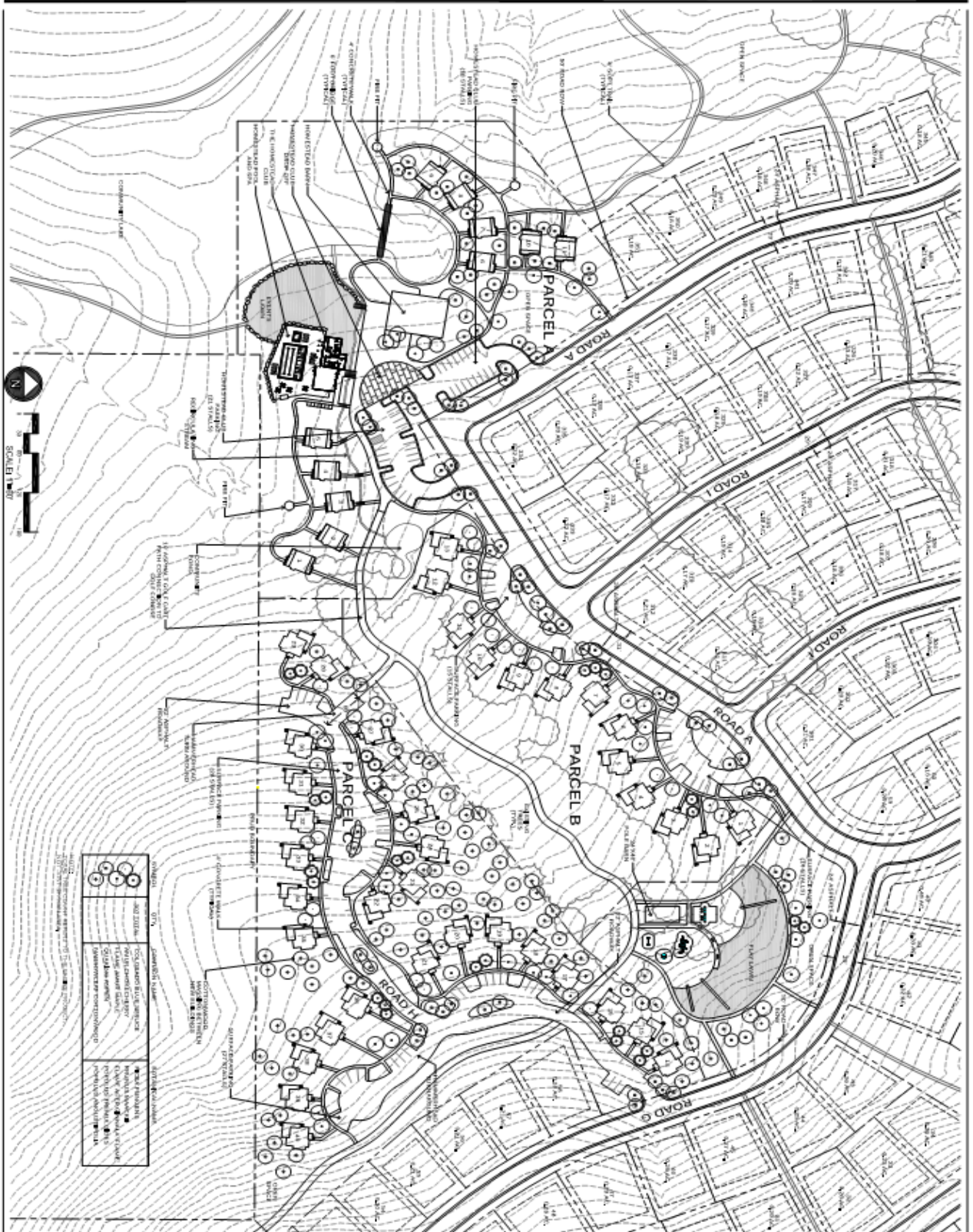
PRUD SUBMITTAL  
WEBER COUNTY, UTAH





	<b>THE BRIDGES</b> WOLF CREEK RESORT	
	PRUD SUBMITTAL WEBER COUNTY, UTAH	
	<b>WOLF CREEK</b> RESORT	
DATE: APRIL 11, 2018 PROJECT: WOLF CREEK RESORT DRAWING: L1.1 SHEET: 1 OF 1 SCALE: AS SHOWN DESIGNER: [Name] CHECKER: [Name] APPROVED: [Name]	<b>WOLF CREEK</b> ENTRY LANDSCAPE PLAN SHEET NAME: <b>L1.1</b>	





**WOLF CREEK RESORT**  
**THE BRIDGES**  
 WOLF CREEK RESORT  
 PRUD SUBMITTAL  
 WEBER COUNTY, UTAH

**WOLF CREEK RESORT**  
**THE BRIDGES**  
 WOLF CREEK RESORT  
 PRUD SUBMITTAL  
 WEBER COUNTY, UTAH

**WOLF CREEK RESORT**  
**THE BRIDGES**  
 WOLF CREEK RESORT  
 PRUD SUBMITTAL  
 WEBER COUNTY, UTAH



**WOLF CREEK RESORT**  
**THE BRIDGES**  
 WOLF CREEK RESORT  
 PRUD SUBMITTAL  
 WEBER COUNTY, UTAH

**WOLF CREEK RESORT**  
**THE BRIDGES**  
 WOLF CREEK RESORT  
 PRUD SUBMITTAL  
 WEBER COUNTY, UTAH

**WOLF CREEK RESORT**  
**THE BRIDGES**  
 WOLF CREEK RESORT  
 PRUD SUBMITTAL  
 WEBER COUNTY, UTAH

### TYPICAL PROJECT BRIDGE



- HORIZONTAL PRESERVE TREATED WOODEN RAILING
- VERTICAL TREATED WOODEN RAILING

### TYPICAL PEDESTRIAN BRIDGE



- HORIZONTAL TREATED WOODEN DECK BOARDING
- HORIZONTAL TREATED WOODEN RAILING

### TYPICAL PAVILION



- WOODEN ROOF STRUCTURE
- CONCRETE FOUNDATION

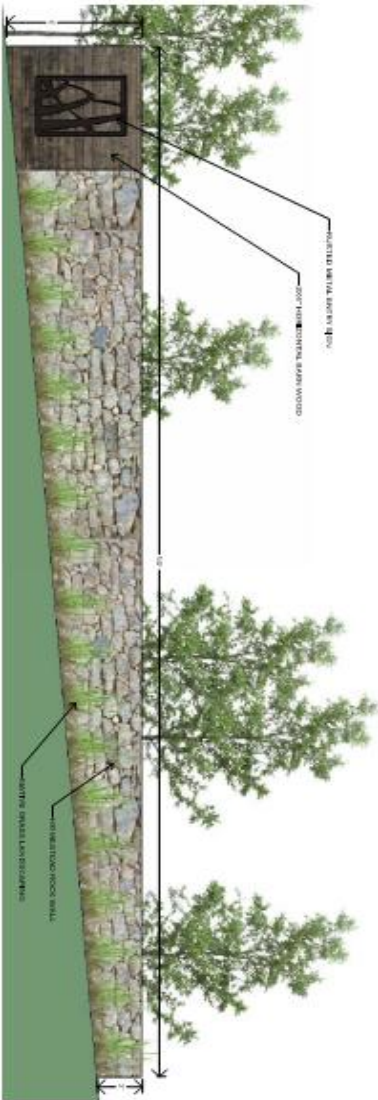


- LANDSCAPE TO ACCENT BRIDGE
- HORIZONTAL PRESERVE TREATED WOODEN RAILING
- VERTICAL TREATED WOODEN RAILING
- ASPHALT PAVEMENT

### MATERIALS



### ENTRY MONUMENT WALL



- SELECTED NATURAL STONE
- 200% TREATED ASPEN WOOD

- 18" REDWOOD ROCK WALL
- WHITE IVORY LANDSCAPE



**THE BRIDGES**  
**WOLF CREEK RESORT**  
 PRUD SUBMITTAL  
 WEBER COUNTY, UTAH



DATE:	MAY 11, 2016
PROJECT:	BRIDGES
OWNER:	WOLF CREEK RESORT
DESIGNER:	LANGVARDT DESIGN GROUP LLC
SCALE:	AS SHOWN
DATE:	MAY 11, 2016
PROJECT:	BRIDGES
OWNER:	WOLF CREEK RESORT
DESIGNER:	LANGVARDT DESIGN GROUP LLC
SCALE:	AS SHOWN

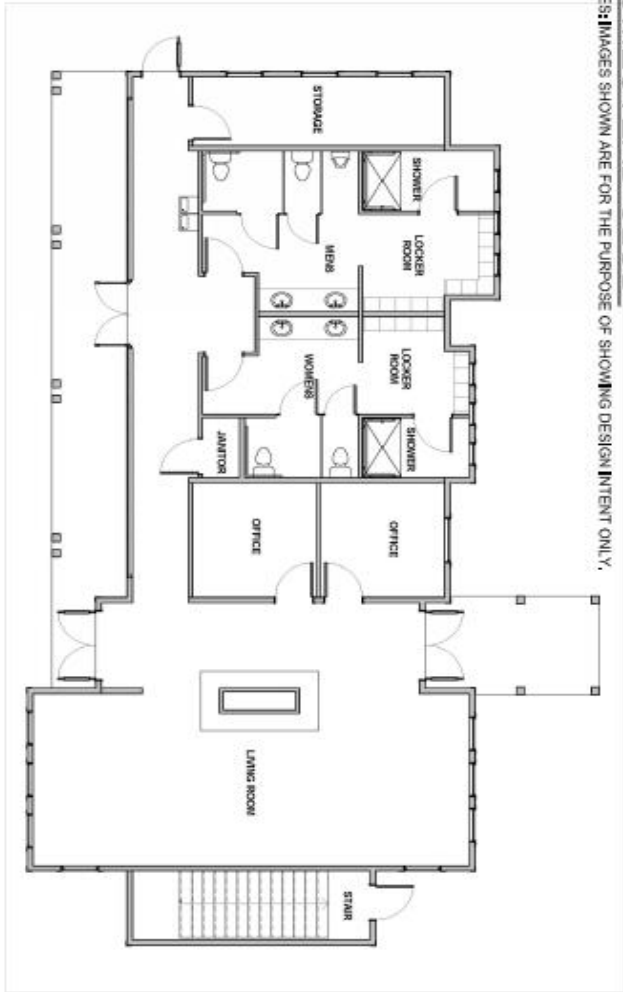
**NOT THE SITE ELEMENTS**

**NOT NAME**

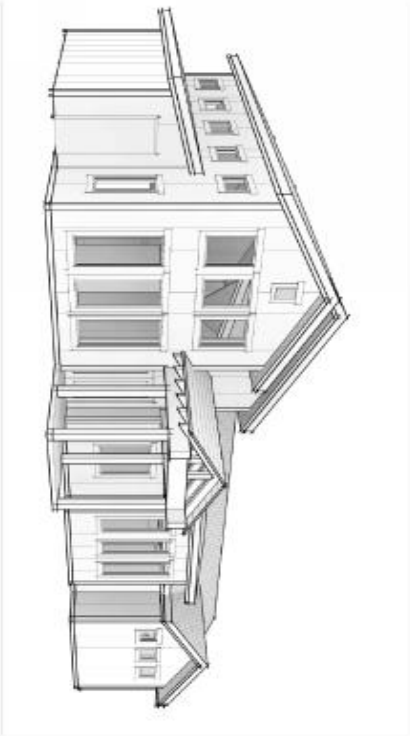
**L1.3**

# HOMESTEAD CLUB

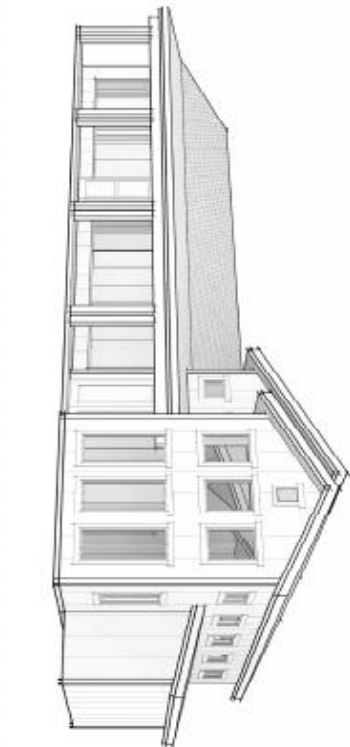
NOTES: IMAGES SHOWN ARE FOR THE PURPOSE OF SHOWING DESIGN INTENT ONLY.



MAIN FLOOR  
2,823 SQ. FT.



VIEW LOOKING SOUTHWEST



VIEW LOOKING NORTHWEST

## MATERIALS/ ARCHITECTURAL PRECEDENTS



## THE BRIDGES WOLF CREEK RESORT

PRUD SUBMITTAL  
WEBER COUNTY, UTAH

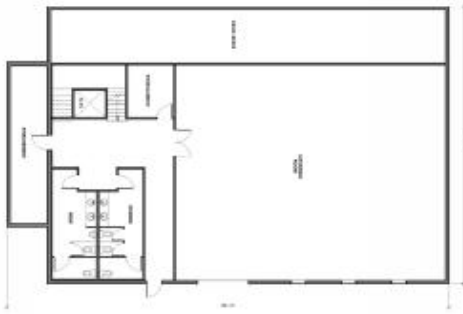


DATE	APR 11, 2018
PROJECT	HOMESTEAD CLUB
ARCHITECT	LANGVAERT
OWNER	THE BRIDGES
DESIGNER	LANGVAERT
SCALE	AS SHOWN
REVISIONS	
NO.	
DATE	
BY	
DESCRIPTION	
DATE	
BY	
DESCRIPTION	

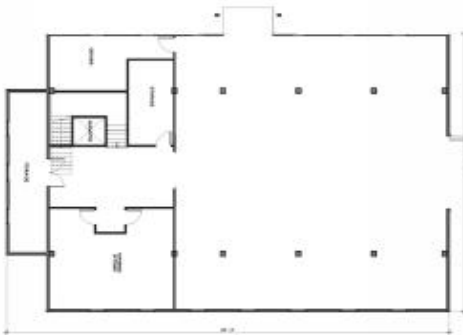
**PROJECT**  
 THE BRIDGES  
 HOMESTEAD CLUB  
 DETAIL  
**SCALE**  
 A1.1

# HOMESTEAD BARN

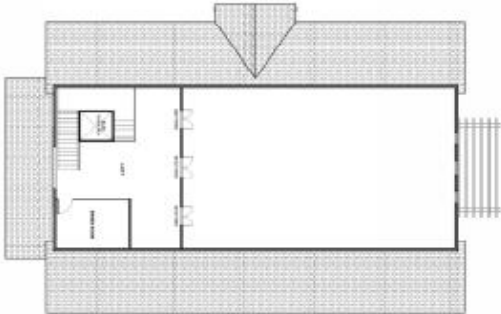
NOTES: IMAGES SHOWN ARE FOR THE PURPOSE OF SHOWING DESIGN INTENT ONLY.



**BASEMENT FLOOR**  
3,962 SQ. FT.

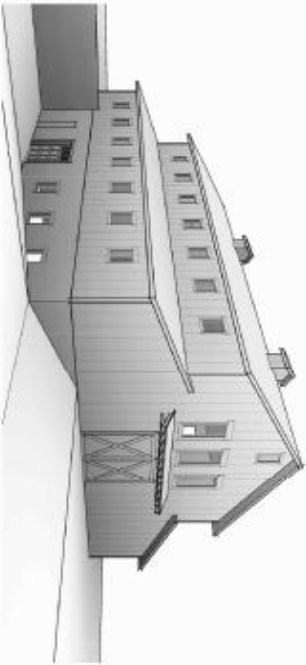
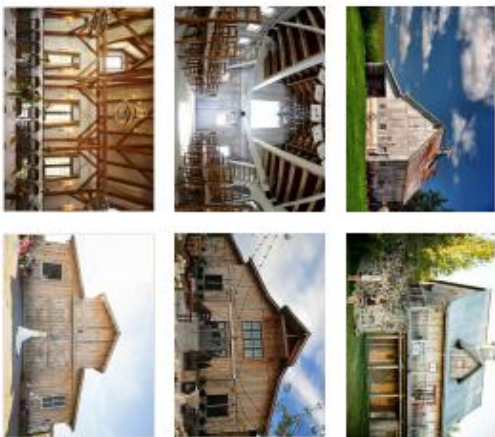


**MAIN FLOOR**  
5,110 SQ. FT.

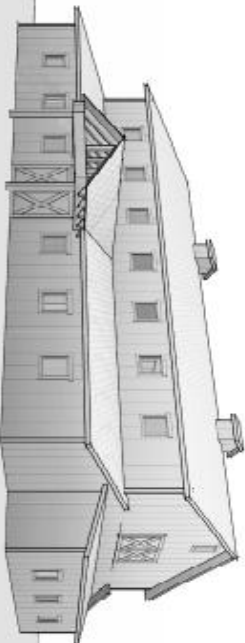


**LOFT**  
868 SQ. FT.

## MATERIALS/ ARCHITECTURAL PRECEDENTS



VIEW LOOKING NORTHEAST



VIEW LOOKING SOUTHEAST

DATE	DATE
PROJECT	OWNER
DESIGNER	SCALE
NO. & DATE	NO.
BY	BY
CHECKED	CHECKED
SCALE	SCALE
<p><b>PROJECT TITLE</b> HOMESTEAD BARN DETAIL</p> <p><b>PROJECT NUMBER</b> A1.2</p>	



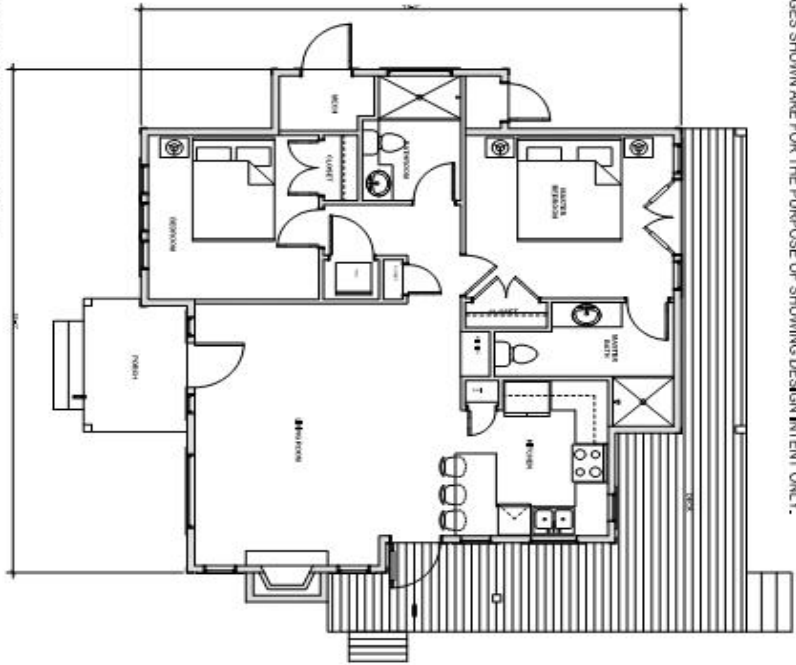
## THE BRIDGES WOLF CREEK RESORT

PRUD SUBMITTAL  
WEBER COUNTY, UTAH



# GROVE CABIN

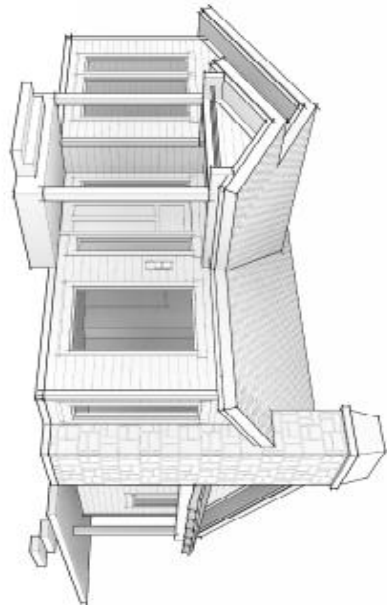
NOTES: IMAGES SHOWN ARE FOR THE PURPOSE OF SHOWING DESIGN INTENT ONLY.



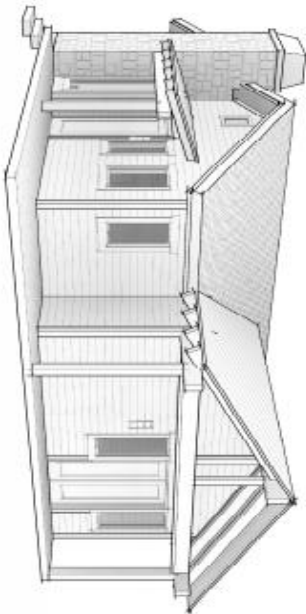
GROVE CABIN MAIN FLOOR  
NOT TO SCALE



MATERIALS



FRONT VIEW



REAR VIEW



## THE BRIDGES WOLF CREEK RESORT

PRUD SUBMITTAL  
WEBER COUNTY, UTAH

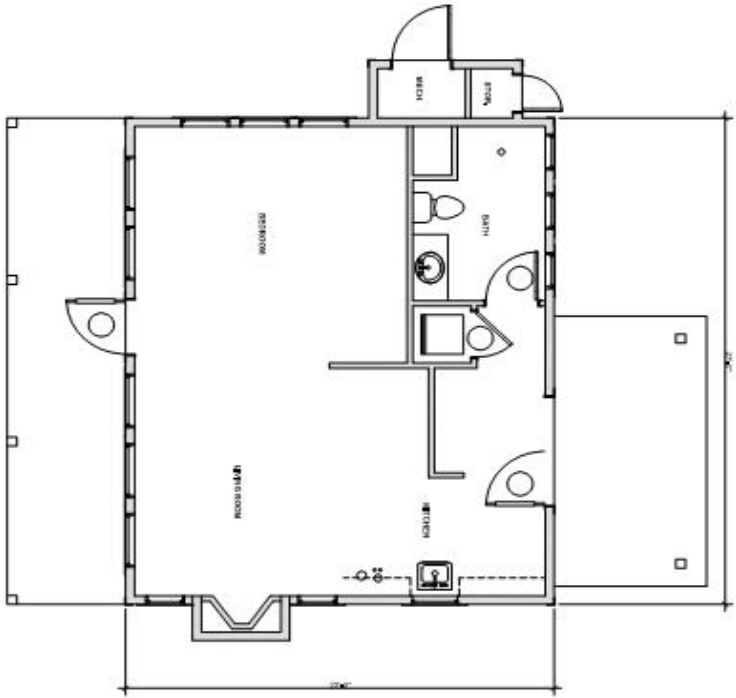


DATE	08/11/2020
PROJECT	WOLF CREEK RESORT
ARCHITECT	LANGVARDT DESIGN GROUP LLC
SCALE	1/8" = 1'-0"
NO. OF SHEETS	15
CURRENT SHEET NO.	15
CURRENT SHEET TITLE	WOLF CREEK RESORT
DATE	08/11/2020
BY	LANGVARDT DESIGN GROUP LLC
CHECKED	LANGVARDT DESIGN GROUP LLC
APPROVED	LANGVARDT DESIGN GROUP LLC

WOLF CREEK RESORT  
GROVE CABIN  
DETAIL  
SHEET NUMBER  
**A1.3**

# HOMESTEAD CABIN

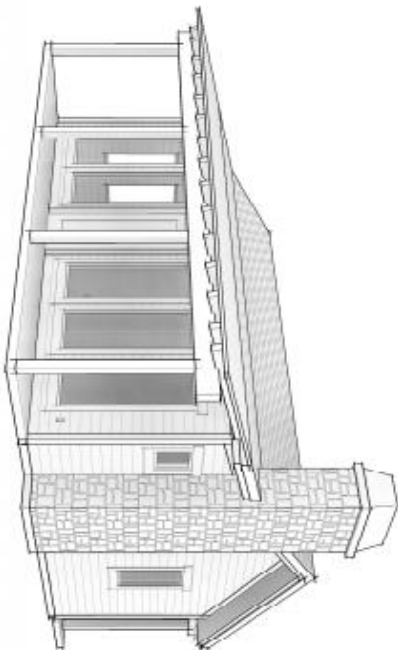
NOTES: IMAGES SHOWN ARE FOR THE PURPOSE OF SHOWING DESIGN INTENT ONLY.



HOMESTEAD CABIN MAIN FLOOR  
NOT TO SCALE



FRONT VIEW



REAR VIEW

## MATERIALS



## THE BRIDGES WOLF CREEK RESORT

PRUD SUBMITTAL  
WEBER COUNTY, UTAH

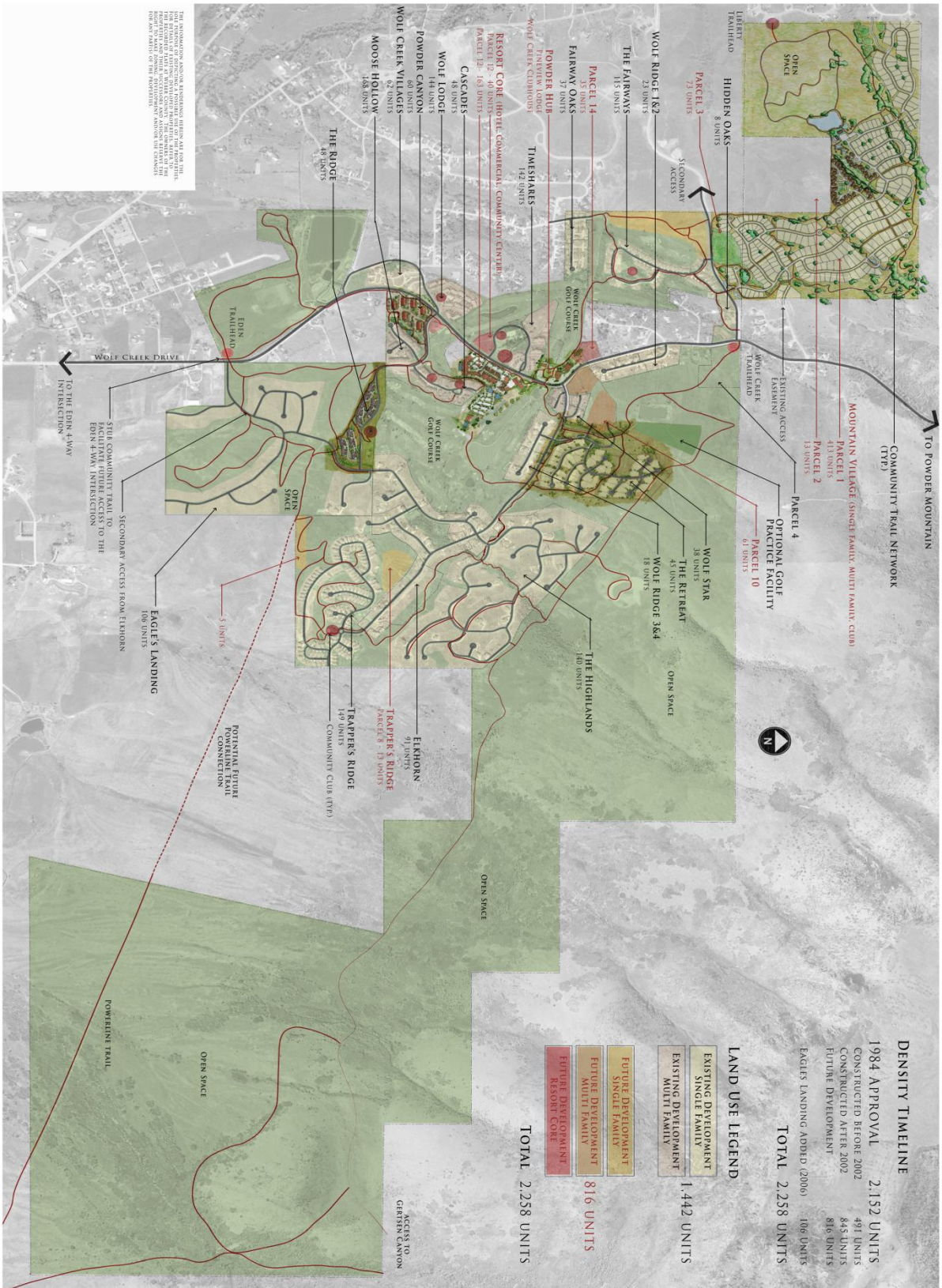


DATE	APRIL 2016
PROJECT	RESORT
OWNER	THE BRIDGES
ARCHITECT	LANGVAERT ARCHITECTS
SCALE	AS SHOWN
REVISIONS	
NO.	DESCRIPTION
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A1.4

# WOLF CREEK RESORT

FEBRUARY 2016



LANGVARDT DESIGN GROUP



*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