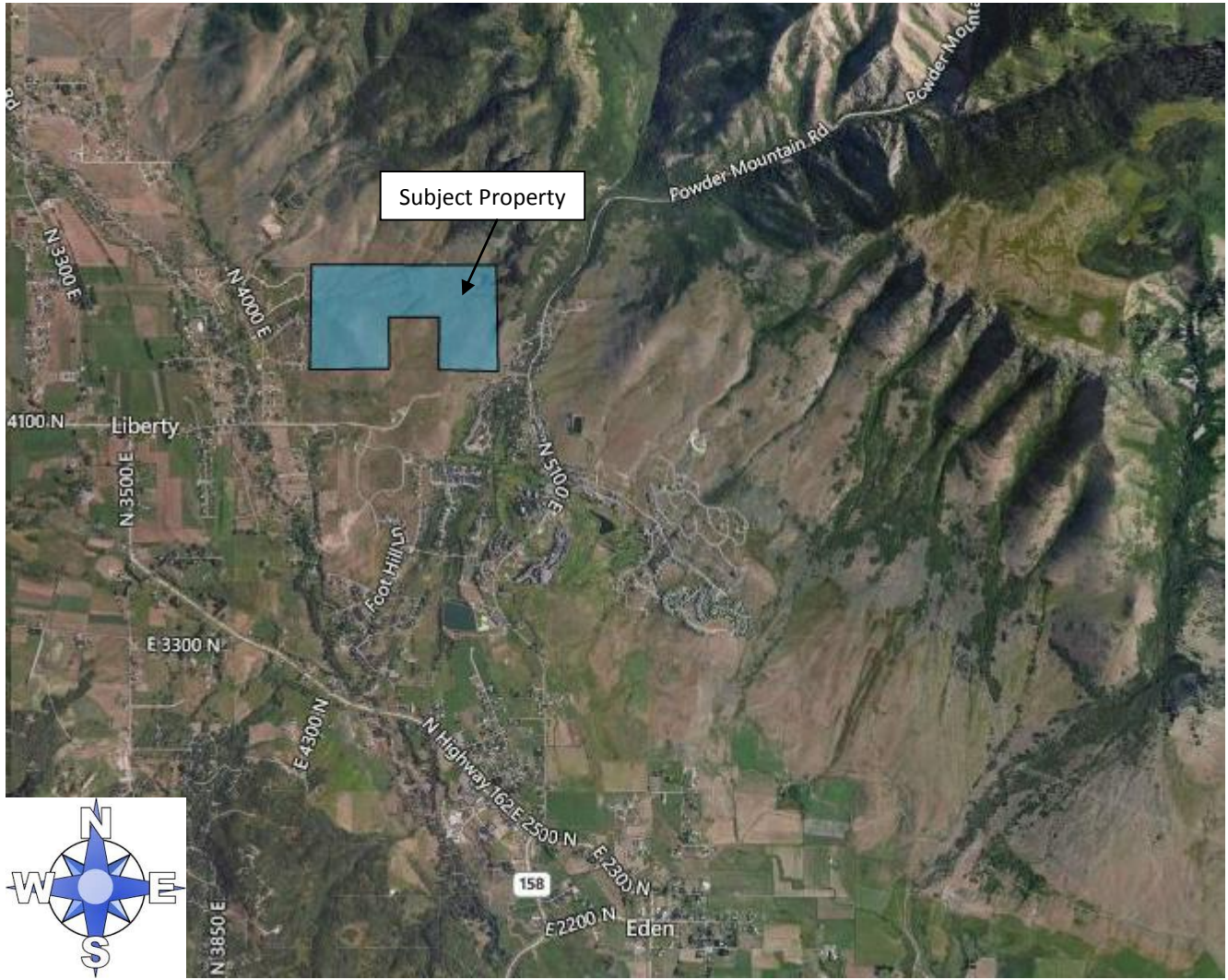


Location Map



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.



LOT LEGEND AND SETBACK STANDARDS

	1/2 ACRE SINGLE FAMILY		100' FRONT SETBACK
	3/4 ACRE SINGLE FAMILY		100' FRONT SETBACK
	1 ACRE SINGLE FAMILY		100' FRONT SETBACK
	1.5 ACRE SINGLE FAMILY		100' FRONT SETBACK
	2 ACRE SINGLE FAMILY		100' FRONT SETBACK

PROJ. DEVELOPMENT DATA

TOTAL PROJ. DEVELOP. AREA	282.0 ACRES
NET DEVELOPABLE AREA	228.20 ACRES
PROPOSED UNITS	351 UNITS
PROPOSED NET DENSITY	1.54 UNITS/ACRE
PROPOSED OPEN SPACE	142.8 ACRES
PROPOSED TRAILS	4.14 MI.
PROPOSED TRAILS	26,500 LF

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PROJ. DEVELOPMENT DATA

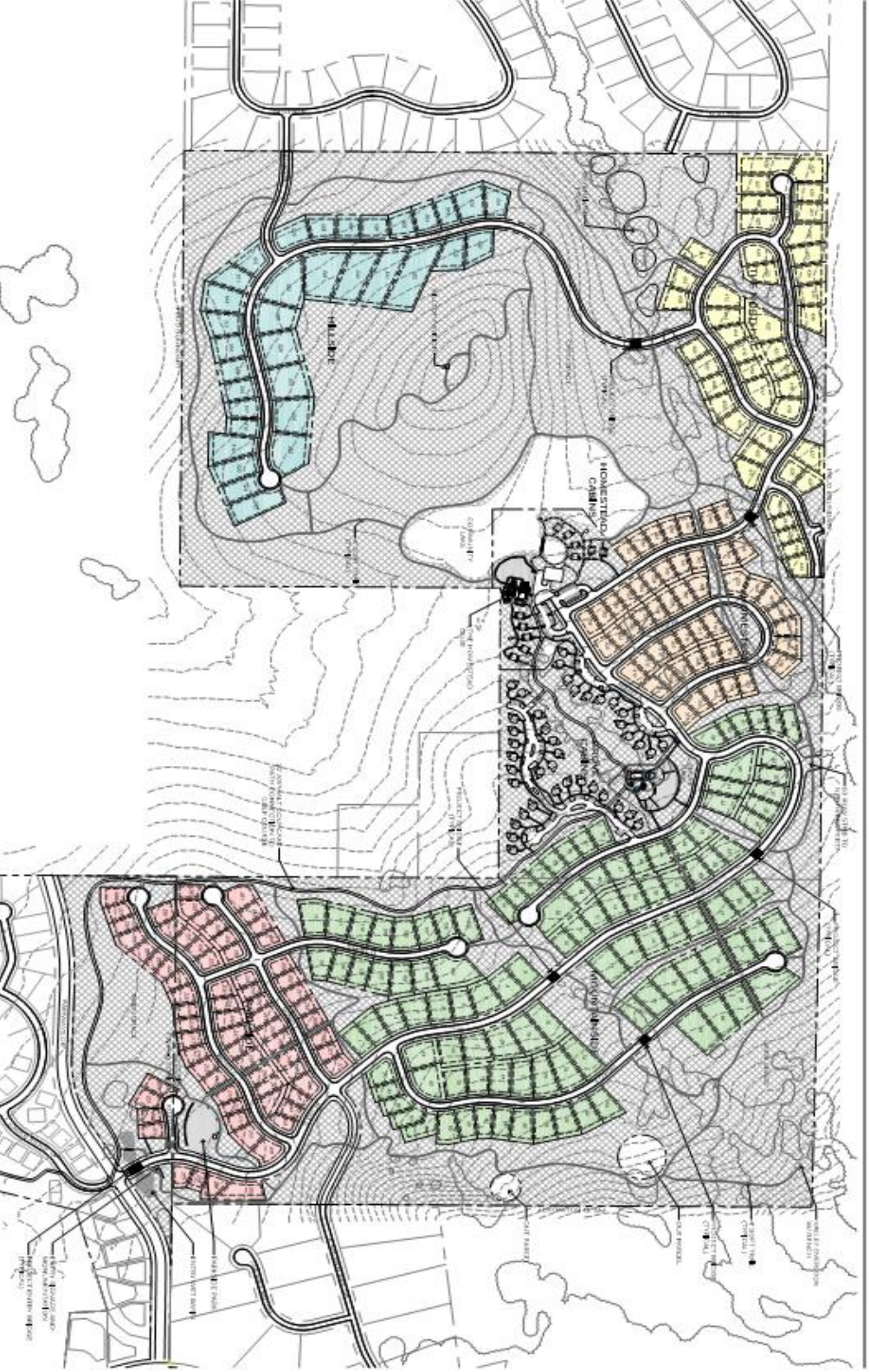
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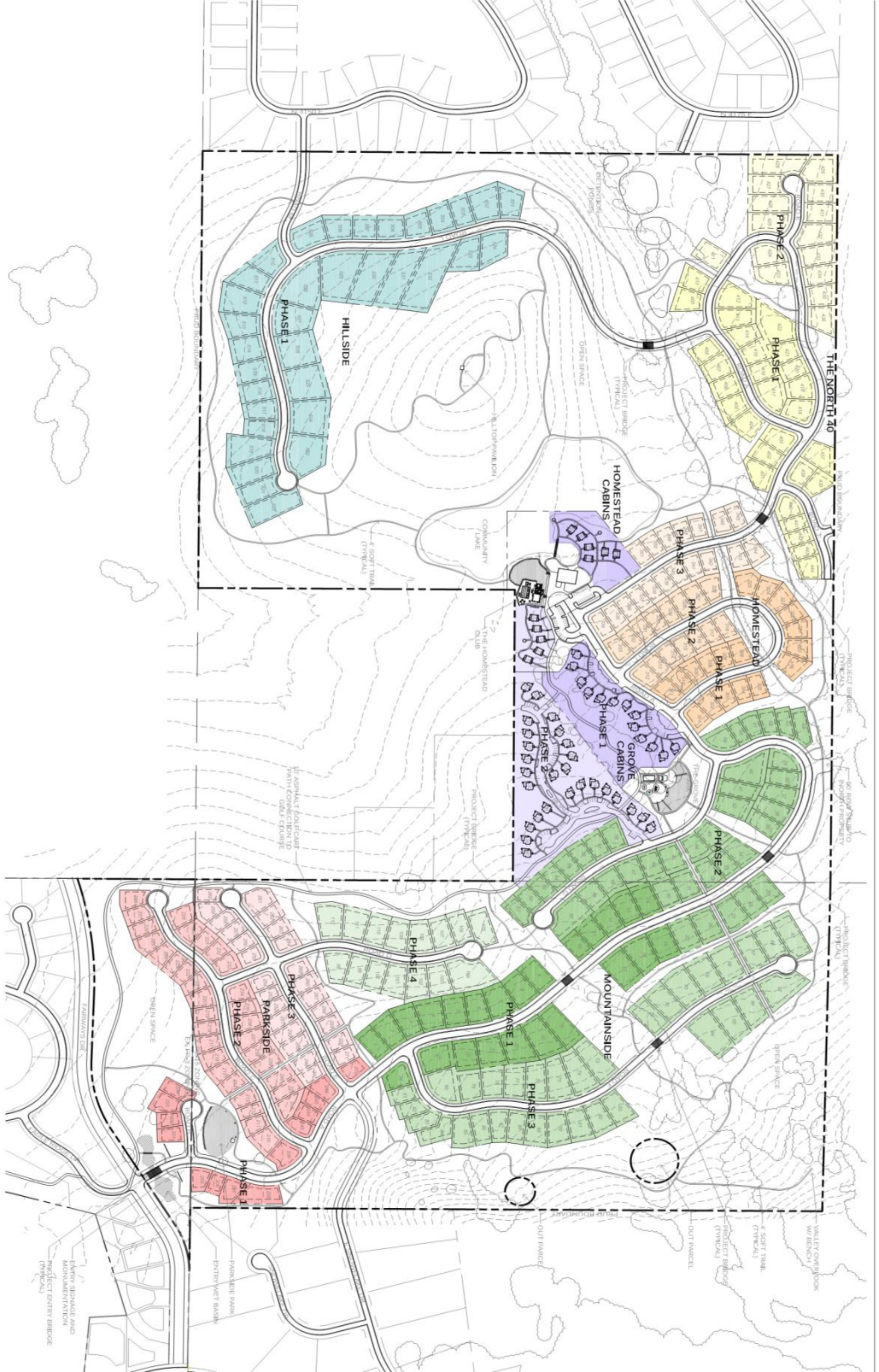


THE BRIDGES
WOLF CREEK RESORT
 PROJ. SUBMITTAL
 WEBER COUNTY, UTAH





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		
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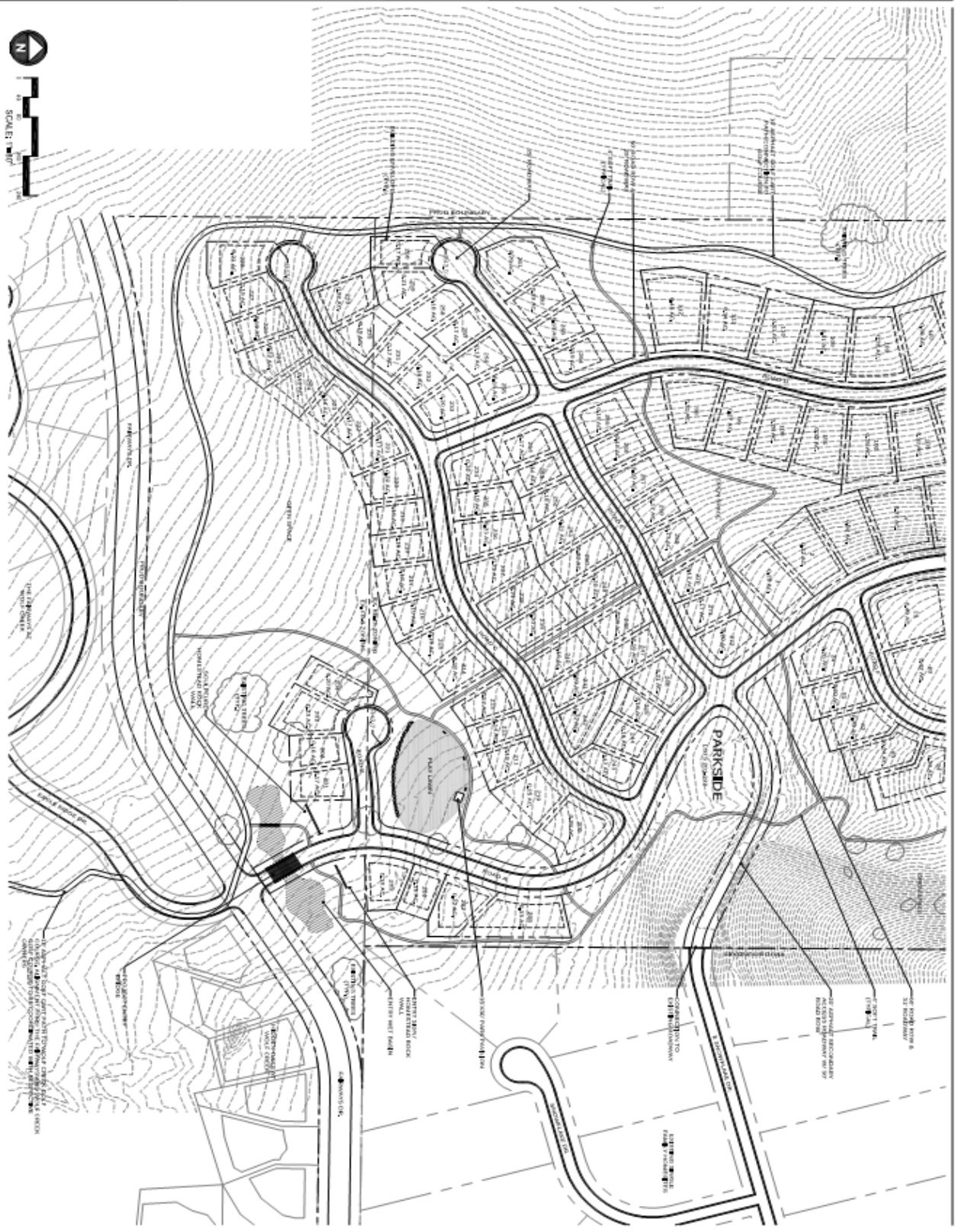
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DESIGNER:	LANGVARDT DESIGN GROUP LLC
VERSION:	PRD
REVISIONS:	



THE BRIDGES
 WOLF CREEK RESORT
 PRUD SUBMITTAL
 WEBER COUNTY, UTAH



SHEET TITLE:
 PHASING
 PLAN
 SHEET NUMBER:
P1.8



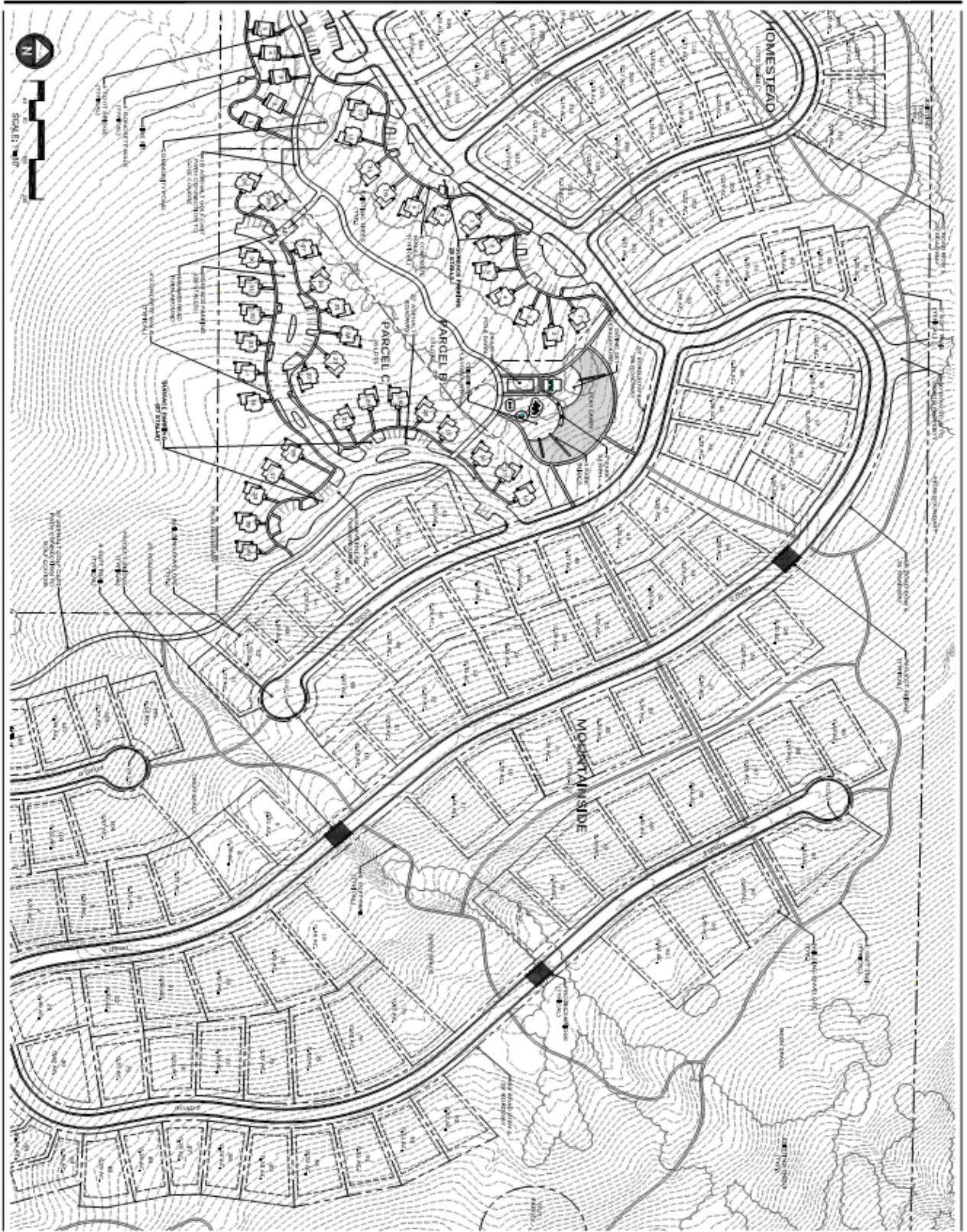
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PROJECT:	00000000
DESIGNER:	TS
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DATE:	MAY 11, 2011
PROJECT:	00000000
DESIGNER:	TS
SCALE:	AS SHOWN



THE BRIDGES
WOLF CREEK RESORT
 PRUD SUBMITTAL
 WEBER COUNTY, UTAH

PRUD NAME:
P1.9

PRUD TITLE:
 DETAIL SITE
 PLAN



DATE:	NOV 11, 2010	
PROJECT:	DEVELOPMENT	
OWNER:	THE	
DESIGNER:	PKW	
SCALE:	AS SHOWN	
REVISIONS:		
NO.	DATE	DESCRIPTION
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PROJECT NO. P1.10

DATE: NOV 11, 2010

PROJECT: DEVELOPMENT

OWNER: THE

DESIGNER: PKW

SCALE: AS SHOWN

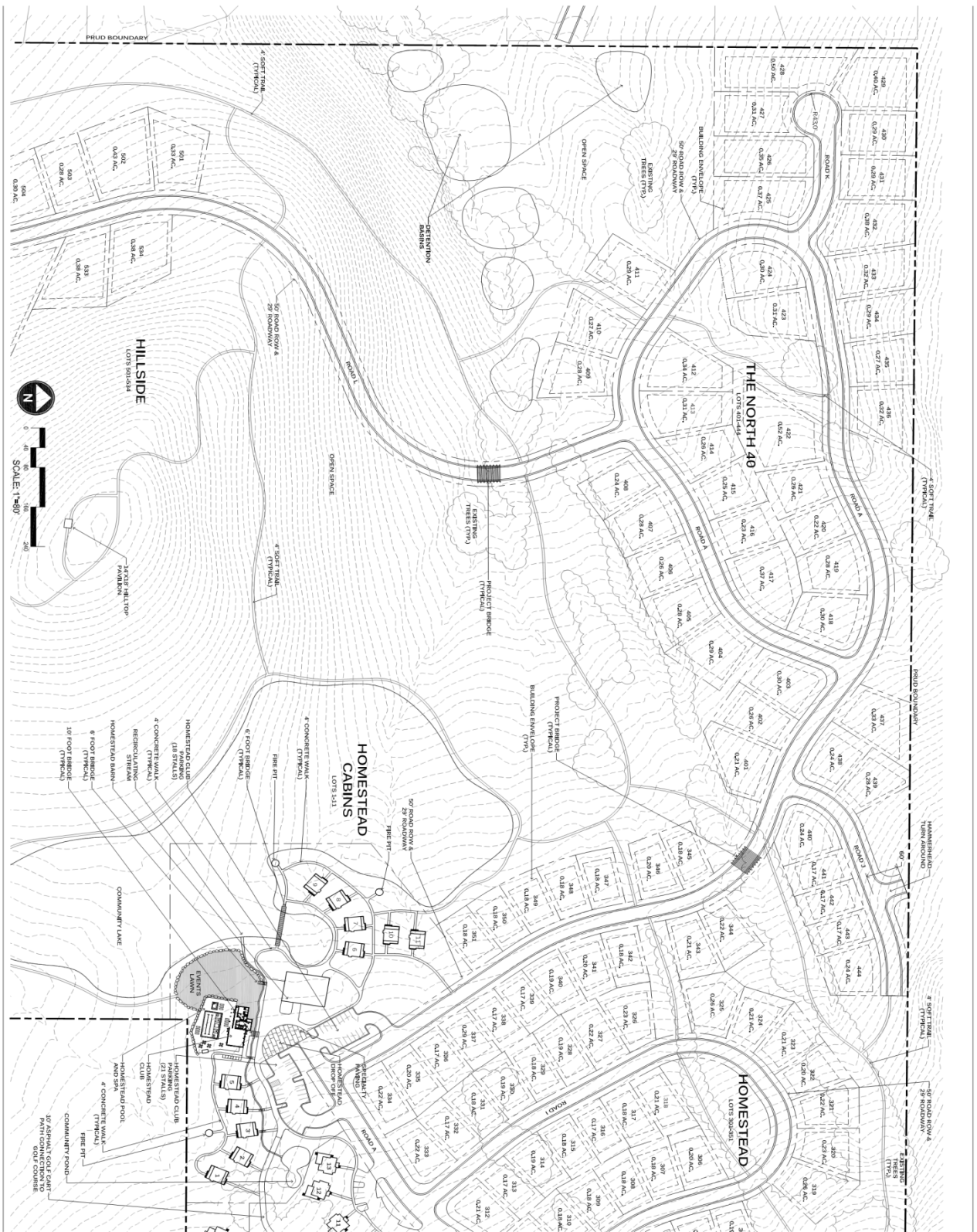
REVISIONS:



THE BRIDGES
WOLF CREEK RESORT

PRUD SUBMITTAL
WEBER COUNTY, UTAH



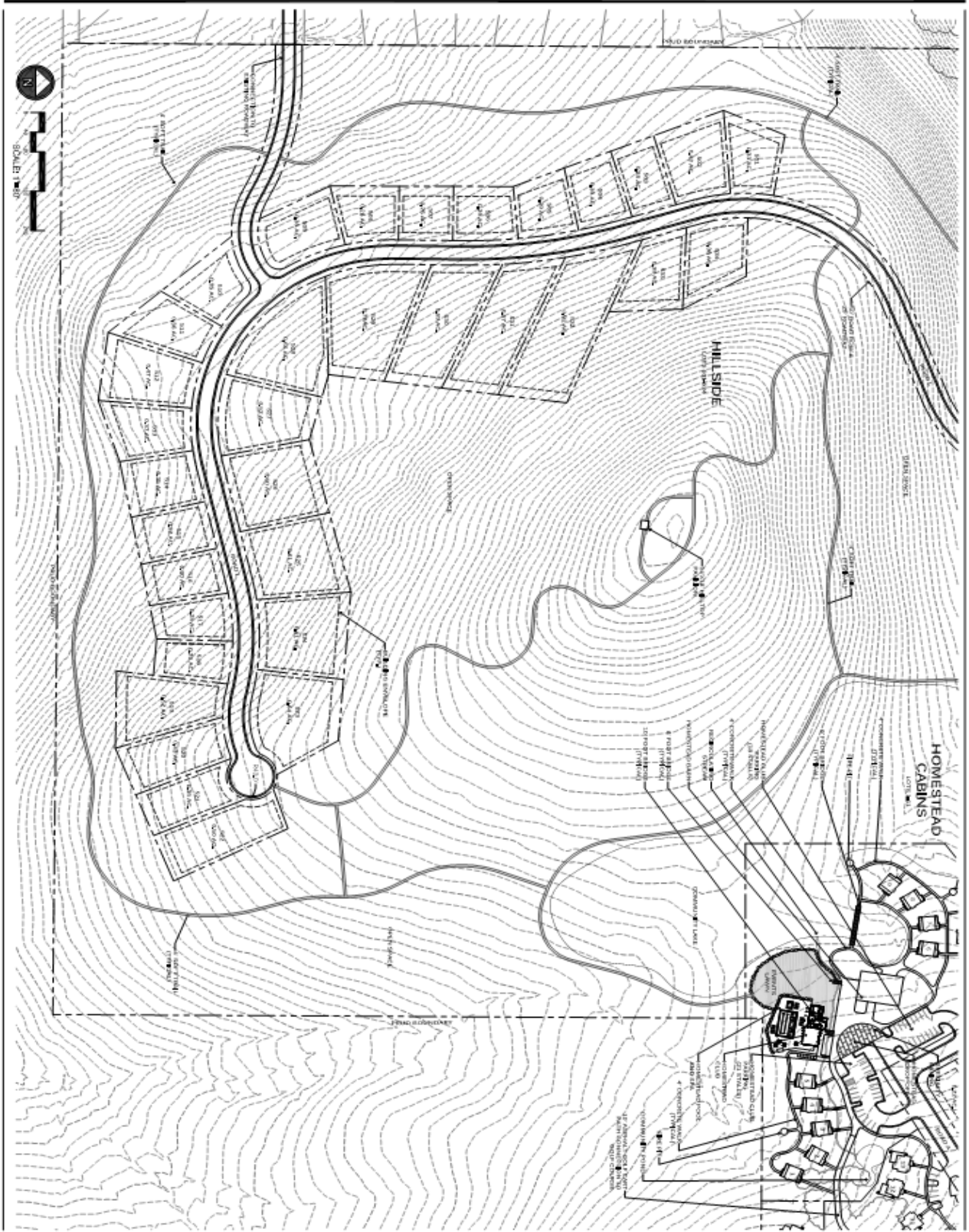


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DRAWN BY:	TR
REVIEW BY:	EL
VERSION:	PRUD
REVISIONS:	
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SHEET NUMBER:	P1.11



THE BRIDGES
WOLF CREEK RESORT
 PRUD SUBMITTAL
 WEBER COUNTY, UTAH





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

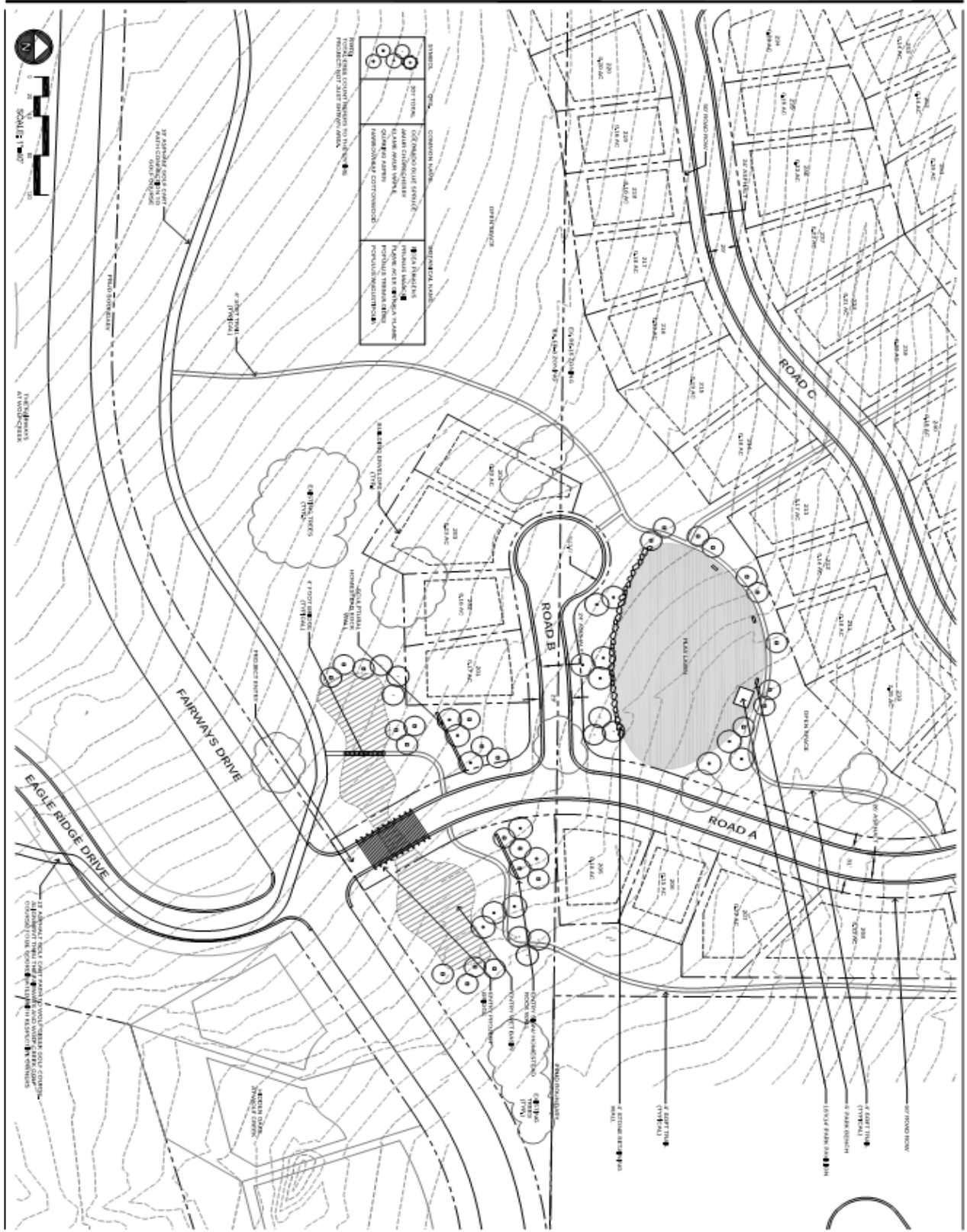
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 PLAN
 P1.12



THE BRIDGES
 WOLF CREEK RESORT

PRJ: SUBMITTAL
 WEBER COUNTY, UTAH





	THE BRIDGES WOLF CREEK RESORT	
	PRUD SUBMITTAL WEBER COUNTY, UTAH	
	WOLF CREEK RESORT	
DATE: APRIL 11, 2018 PROJECT: WOLF CREEK RESORT DRAWING: L1.1 SHEET: 1 OF 1 SCALE: AS SHOWN DESIGNED BY: [Name] CHECKED BY: [Name]	WOLF CREEK ENTRY LANDSCAPE PLAN SHEET NAME: L1.1	



DATE:	APRIL 2018
PROJECT:	000000000
DESIGNED BY:	TL
CHECKED BY:	TL
DATE:	08/14/18
SCALE:	AS SHOWN
PROJECT NAME:	THE BRIDGES CABINS LANDSCAPE PLAN
PROJECT NUMBER:	L1.2

Wolf Creek RESORT

THE BRIDGES
WOLF CREEK RESORT

PRUD SUBMITTAL
WEBER COUNTY, UTAH

LANGVAERT
ARCHITECTS

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

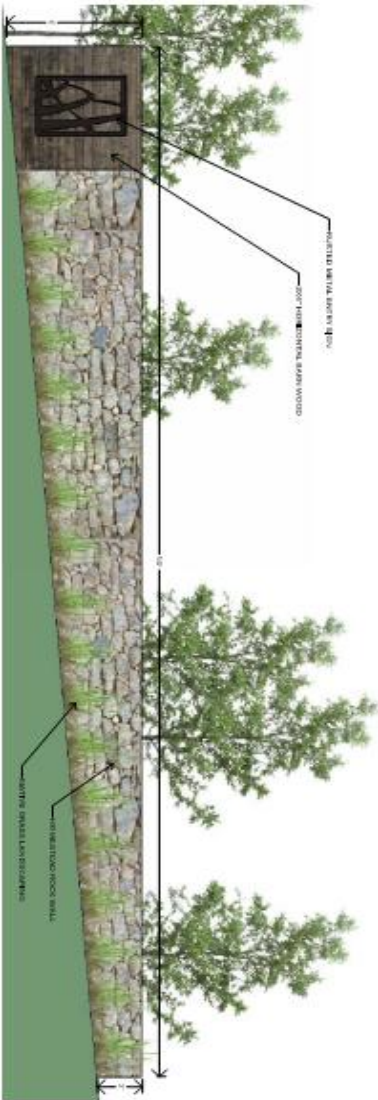


- LANDSCAPE TO ACCENT BRIDGE
- HORIZONTAL PRESERVE TREATED WOODEN RAILING
- VERTICAL TREATED WOODEN RAILING
- ASPHALT PAVEMENT

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:	WCR
DESIGNER:	LANGVARDT
SCALE:	AS SHOWN
DATE:	MAY 11, 2016
PROJECT:	BRIDGES
OWNER:	WCR
DESIGNER:	LANGVARDT
SCALE:	AS SHOWN

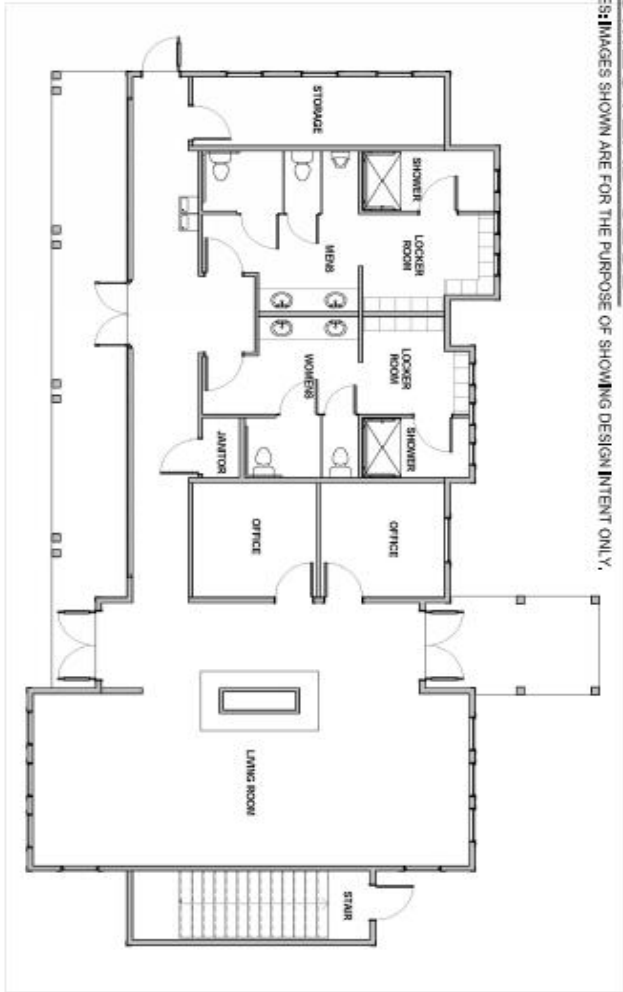
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NOT NAME

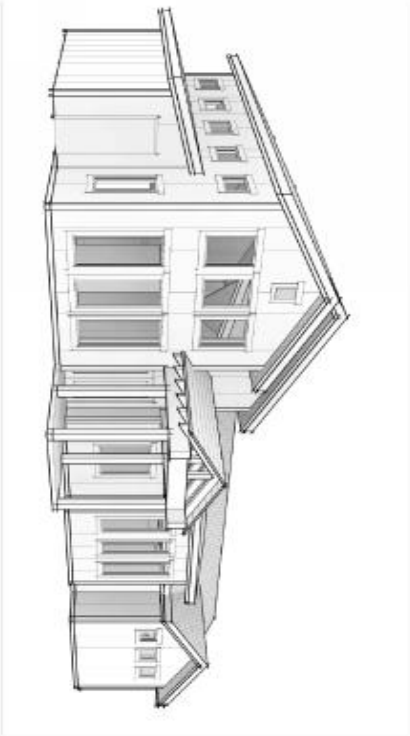
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HOMESTEAD CLUB

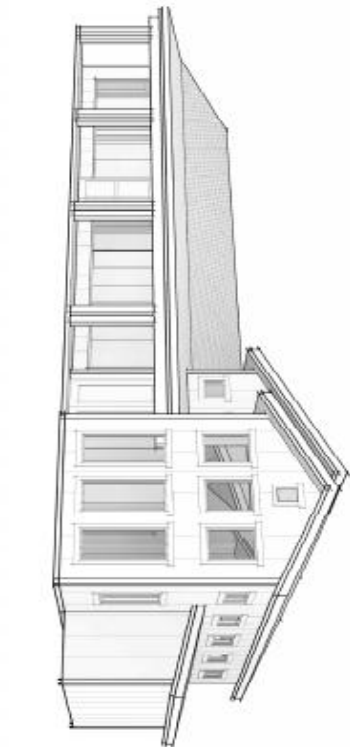
NOTES: IMAGES SHOWN ARE FOR THE PURPOSE OF SHOWING DESIGN INTENT ONLY.



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

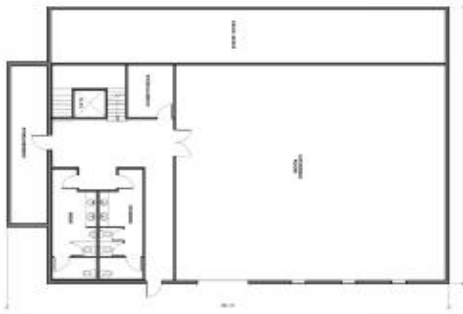


DATE	APR 11, 2018
PROJECT	HOMESTEAD CLUB
ARCHITECT	LANGVAERT
OWNER	THE BRIDGES
DESIGNER	LANGVAERT
SCALE	AS SHOWN
REVISIONS	
NO.	
DATE	
BY	
REASON	

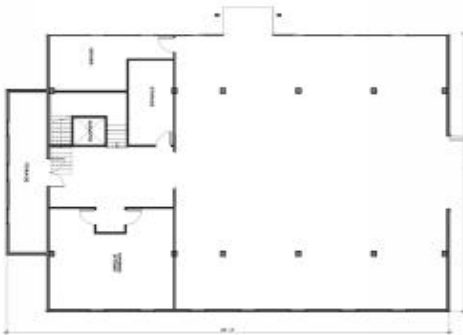
PROJECT NAME
HOMESTEAD CLUB
DETAIL
A1.1

HOMESTEAD BARN

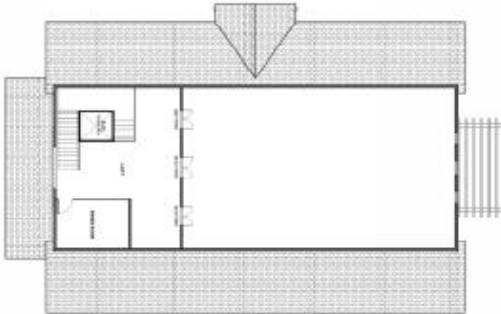
NOTES: IMAGES SHOWN ARE FOR THE PURPOSE OF SHOWING DESIGN INTENT ONLY.



BASEMENT FLOOR
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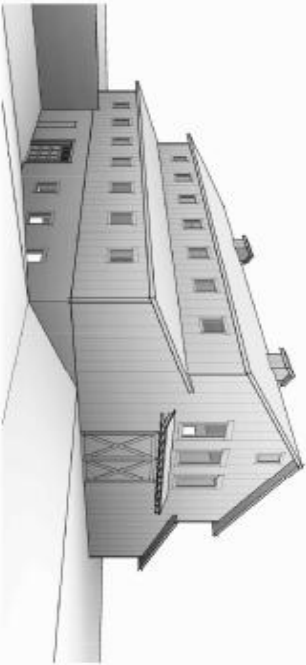
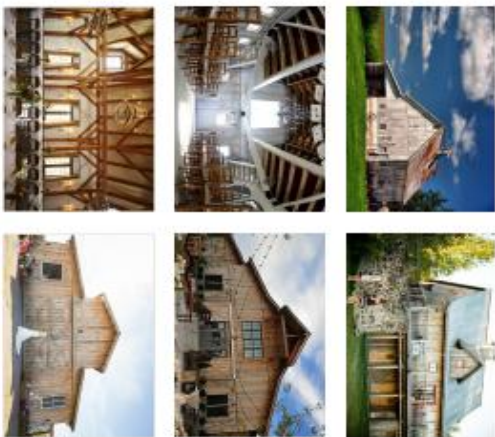


MAIN FLOOR
5,110 SQ. FT.

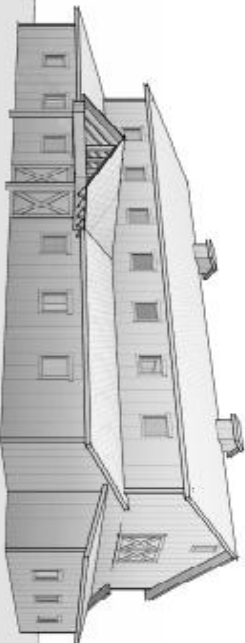


LOFT
868 SQ. FT.

MATERIALS/ ARCHITECTURAL PRECEDENTS



VIEW LOOKING NORTHEAST



VIEW LOOKING SOUTHEAST



THE BRIDGES WOLF CREEK RESORT

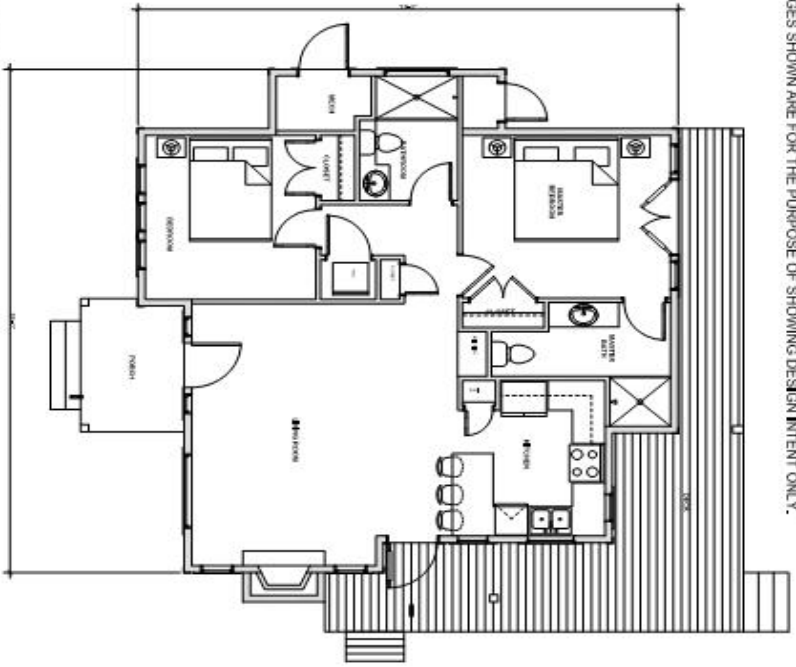
PRUD SUBMITTAL
WEBER COUNTY, UTAH



DATE	DATE
PROJECT	OWNER
DESIGNER	TYPE
SCALE	DATE
REVISIONS	SCALE
<p>PROJECT HOMESTEAD BARN DETAIL</p> <p>PROJECT NUMBER A1.2</p>	

GROVE CABIN

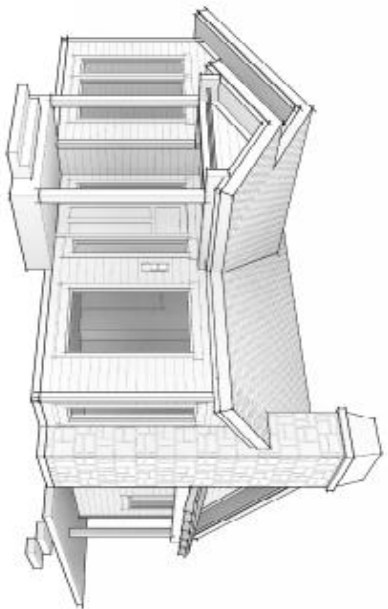
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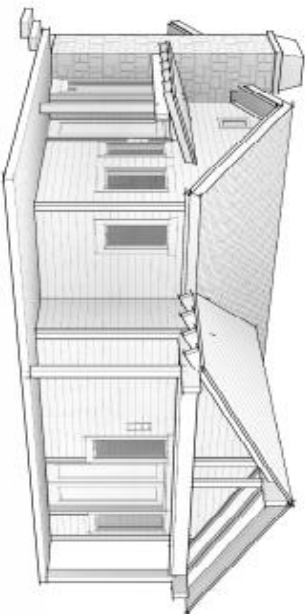
GROVE CABIN MAIN FLOOR
NOT TO SCALE



MATERIALS



FRONT VIEW



REAR VIEW

DATE	04/11/2019
PROJECT	BRIDGES
DESIGNER	LANGVARDT
SCALE	AS SHOWN
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DATE	
BY	
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APPROVED	

LANGVARDT
DESIGN GROUP LLC
GROVE CABIN
DETAIL
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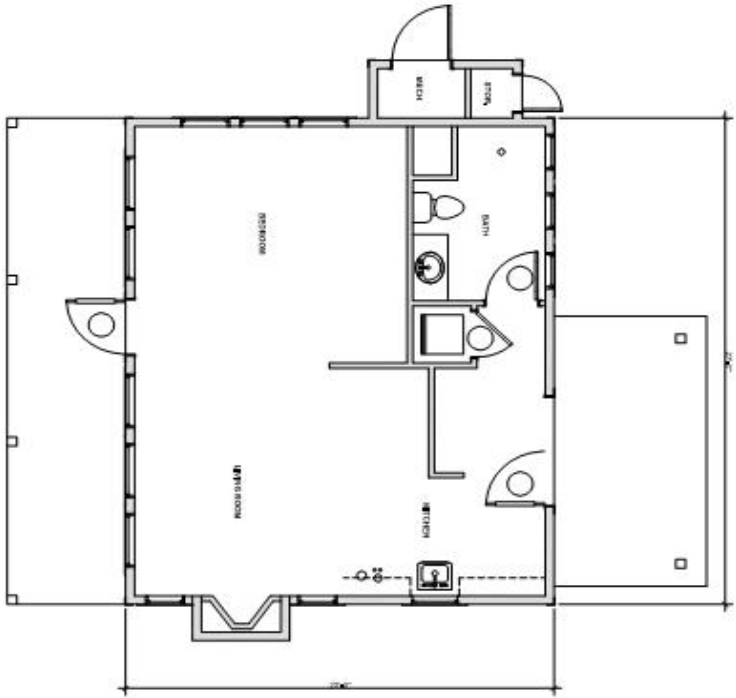
THE BRIDGES WOLF CREEK RESORT

PRUD SUBMITTAL
WEBER COUNTY, UTAH



HOMESTEAD CABIN

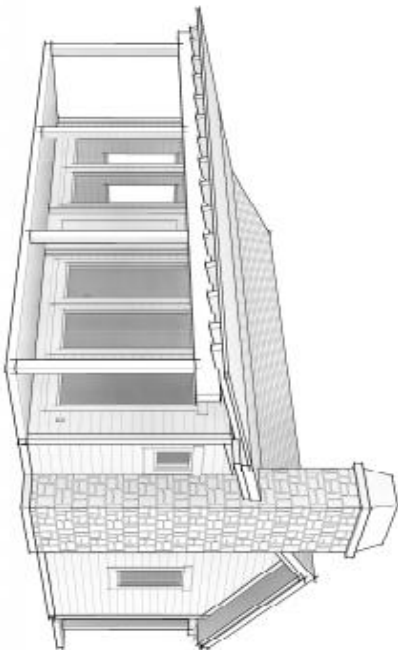
NOTES: IMAGES SHOWN ARE FOR THE PURPOSE OF SHOWING DESIGN INTENT ONLY.



HOMESTEAD CABIN MAIN FLOOR
NOT TO SCALE



FRONT VIEW



REAR VIEW

MATERIALS



THE BRIDGES WOLF CREEK RESORT

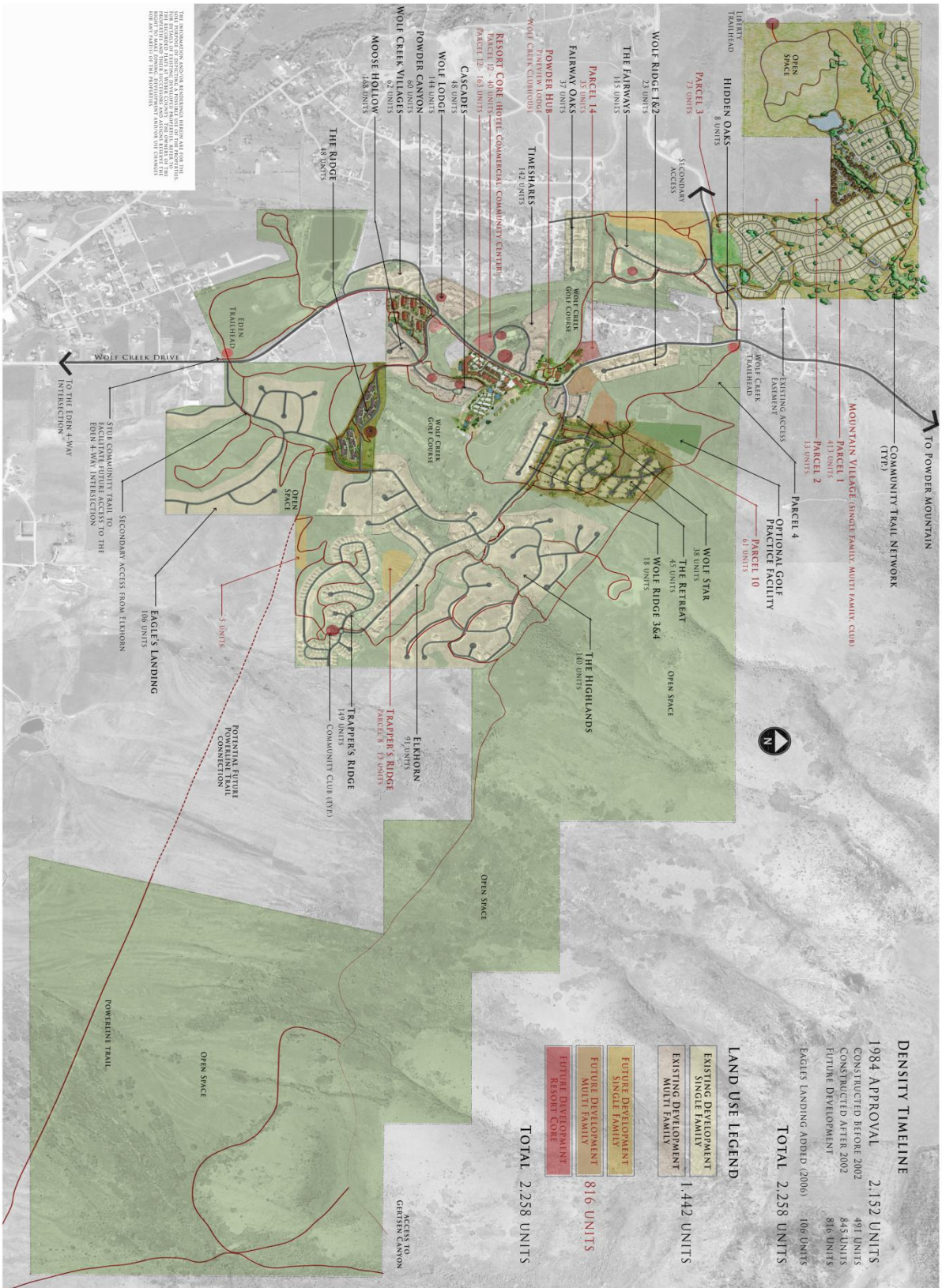
PRUD SUBMITTAL
WEBER COUNTY, UTAH



DATE	APPROVAL
REVISION	DESCRIPTION
NO.	DATE
BY	FOR
SCALE	
SHEET NO. HOMESTEAD CABIN DETAIL	
SHEET NAME A1.4	

WOLF CREEK RESORT

FEBRUARY 2016



LANGVARDT DESIGN GROUP

MASTER PLAN



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