



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

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| Application Request: | Request to set the date for a public hearing on January 2, 2018 for a the Wolf Creek Resort Zoning Development Agreement Amendment 3. |
| Application Type: | Legislative |
| Agenda Date: | Tuesday, December 19, 2017 |
| Applicant: | Fairways at Wolf Creek |
| Authorized Agent: | Rick Everson |
| File Number: | ZDA 2017-03 |

Property Information

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| Approximate Address: | Fairways Drive |
| Project Area: | 15.81 Acres |
| Zoning: | FR-3 |
| Existing Land Use: | Residential |
| Proposed Land Use: | Residential |
| Parcel ID: | 220170017 |
| Township, Range, Section: | T7N, R1E, Sections 22 |

Adjacent Land Use

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|---------------|-------------------------------|---------------|-------------------------------|
| North: | Ski Resort/Resort Development | South: | Ski Resort/Resort Development |
| East: | Ski Resort/Resort Development | West: | Ski Resort/Resort Development |

Adjacent Land Use

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| Report Presenter: | Ronda Kippen rkippen@co.weber.ut.us 801-399-8768 |
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Background and Summary

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. Since that time, the undeveloped parcels have been foreclosed on and the new owners/stakeholders of Wolf Creek Resort have successfully undergone the process with Weber County to restructure and distribute the remaining entitlements throughout the development. The revised contract was approved as Contract# C2015-31 and was recorded with the Weber County Recorder's Office as Entry# 2768159. A condition of that approval was that the applicants provide the conceptual plans would be brought forwarded to add to the Wolf Creek Resort Zoning Development Agreement. This condition was met with first amendment recorded with the Weber County Recorder's Office as entry #2784398.

The Planning Staff is recommending approval of the petition to Weber County to reduce the density rights (units) that have previously been allocated to "The Fairways at Wolf Creek" as part of the "Wolf Creek Resort Zoning Development". The request is to amend the "Conceptual Development Plan" as part of the Zoning Development Agreement that was previously approved as Contract #2015-31 and amended as Entry# 2784398 to allow for a reduction in lots in the Fairways at Wolf Creek by reducing the density units to 90 units with the remaining nine density rights (units) held in reserve to be sold, assigned or transferred at a later date. If this request is approved it will decrease the development rights in the Fairways at Wolf Creek Resort Zoning Development Agreement to 90 units. The applicant would then like to hold the remaining nine units (which would bring the overall units held in reserve to 20 development rights) in reserve to be sold, assigned or transferred at a later date. The proposed modifications to the applicant's density rights have been marked on the maps (see Exhibit A for the current conceptual map and Exhibit B for the proposed amendments). The proposed amendment will only modify the density rights in the by Fairways at Wolf Creek and will not affect the remaining density rights owned throughout the Wolf Creek Resort. If the request to hold the remaining nine units in reserve is approved, the applicant will need to petition the County for approval prior to transferring the units elsewhere in the future.