



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action for a conditional use amendment for The Bridges at Wolf Creek Resort PRUD located within the approved Wolf Creek Resort Master Development.
Type of Decision:	Administrative
Agenda Date:	Tuesday, July 31, 2018
Applicant:	WCU LLC and Bridges Holding Company, LLC
Authorized Representative:	Eric Householder
File Number:	CUP2018-03

Property Information

Approximate Address:	4920 East Fairways Drive
Project Area:	262.81 Acres
Zoning:	RE-15 and FR-3
Existing Land Use:	Vacant
Proposed Land Use:	Residential
Parcel ID:	22-017-0020, 22-006-0033, 22-006-0004, Parkside Phase 1 22-347-0001 --0015, and Mountainside Phase 1 22-348-0001 --0025
Township, Range, Section:	T7N, R1E, Section 16

Adjacent Land Use

North:	Forestry	South:	Residential
East:	Residential	West:	Residential

Staff Information

Report Presenter:	Ronda Kippen rkippen@co.weber.ut.us 801-399-8768
Report Reviewer:	SB

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 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

Development History

- The Bridges at Wolf Creek Resort PRUD received approval from the County Commission on July 19, 2016 after receiving a positive recommendation from the Ogden Valley Planning Commission on July 5, 2016.
- Parkside PRUD Phase 1, a 14 lot subdivision received approval from the County Commission on September 19, 2017 after receiving a positive recommendation from the Ogden Valley Planning Commission on September 27, 2016.
- Mountainside PRUD Phase 1, a 24 lot subdivision received approval from the County Commission on September 19, 2017 after receiving a positive recommendation from the Ogden Valley Planning Commission on September 27, 2016.
- The Bridges at Wolf Creek Resort PRUD Amendment 1 received a unanimous positive recommendation from the Ogden Valley Planning Commission after holding a public meeting to review and take public comment on the proposal during a public meeting held on May 22, 2018.

Summary and Background

The Planning Commission recommends approval of the conditional use amendment request for The Bridges at Wolf Creek Resort Planned Residential Unit Development (PRUD) located within the approved Wolf Creek Resort Master Development. The amendment will increase the density from the previously approved 364-unit development to a 368-unit development (see Exhibit A for the narrative). The proposal is an amendment to the previously approved 364-unit master planned project within the Wolf Creek Resort, (see Exhibit A for the project narrative) to reconfigure areas in Parkside Phase 2, Mountainside Phase 2 and Mountainside Phase 3 to allow for the development of 23 cabins. The Bridges at Wolf Creek is zoned RE-15 and FR-3. The PRUD is a multi-phased development consisting of six communities with a variety of housing options and includes approximately 143 acres of open space (see Exhibit B for the proposed amended plans). The open space accounts for approximately 54.5% of the total project boundary area.

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 developer, under the approved ZDA, has 383 entitlements for the development area where The Bridges at Wolf Creek Resort is located.

The applicant would like to amend the development plans and has submitted the required information as outlined in the Uniform Land Use Code of Weber County (LUC) Chapter 108 Title 5 for consideration and approval of the proposed PRUD amendment. Planned Residential Unit Developments are listed as a "Conditional Use" in the LUC in both the RE-15 and FR-3 Zones.

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 and the layout of the parking areas.

The Planning Commission, subject to the requirements of this chapter, may recommend approval or approval with conditions of the PRUD to the County Commission. The proposed PRUD amendment is in conformance with the existing PRUD, the Zoning Development Agreement Master Plan, as well as the applicable requirements in the LUC.

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 amendment 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. The applicant has provided the required material to facilitate a thorough review of the proposed amended development.

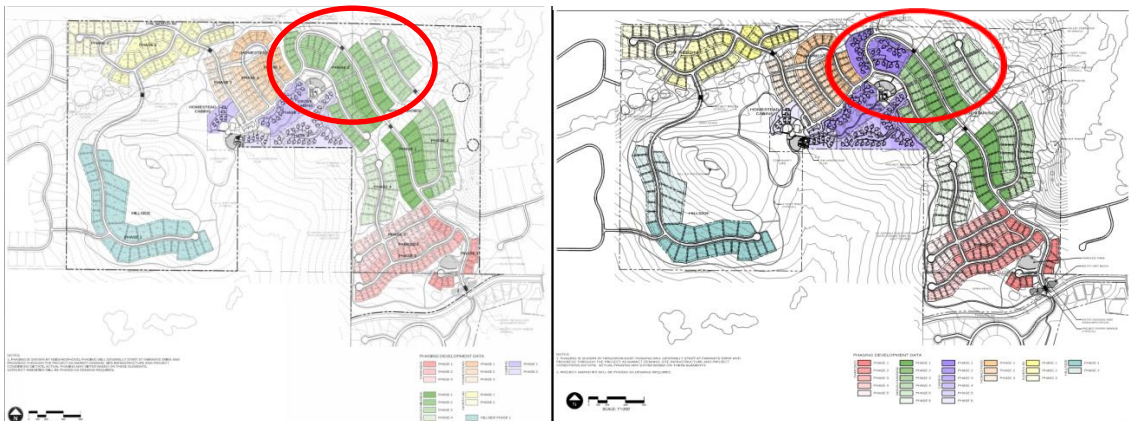
The general requirements for consideration of this planned residential unit development amendment include items such as parking, the architectural design of buildings and their relationship on the site and development, the residential density of the proposed development and its distribution as compared 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. These considerations will be addressed in the design review analysis of the proposal.

Design Review: The current zoning and the proposed conditional use mandates a design review as outlined in the LUC Chapter 108 Title 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. The conditional use review standards are similar in nature to those outlined in the design review chapter. To eliminate redundancy, both the standards from the conditional use chapter and the design review chapter are being addressed together. 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:

- *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 proposed at Snowflake Drive on the East side of the development connecting into 4150 East along the West side of the development. The applicant has provided adequate parking for the cabin sites as well as for the Homestead Club area.
- *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 Chapter 104 Title 3 and LUC Chapter 104 Title 17, the Design Review in the LUC Chapter 108 Title 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 5,000 square feet.

The proposed amendment will replace 14 lots in Mountainside Phase 2 with 23 cabins (see Exhibit D). The original lots were planned to have single family dwellings up to 5,000 square feet developed on the lots; the cabin sites will be approximately 896 square feet. The amendment also includes adjusting the phasing plan and removing two lots from Parkside Phase 2 and three lots from Mountainside Phase 3.

The proposed amendment to add 23 additional “Grove Cabins” will offer individual building pads with approximately 896 square feet of livable space. The area being modified is identified below:



Approved Development Layout

Proposed Amended Development Layout

- *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.

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 for the additional units in The Bridges at Wolf Creek Resort PRUD amendment.

Review Agencies: The Weber County Engineering Division and the Weber Fire District have reviewed and approved the proposed amendment. A condition of approval has been made part of the recommendations to ensure that any conditions of the applicable reviewing agencies are strictly adhered to.

Summary of County Commission Considerations

- Does this proposal comply with the applicable PRUD ordinance?
- In considering the proposed planned residential unit development amendment, 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.*
 - *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.*

Planning Commission Recommendation

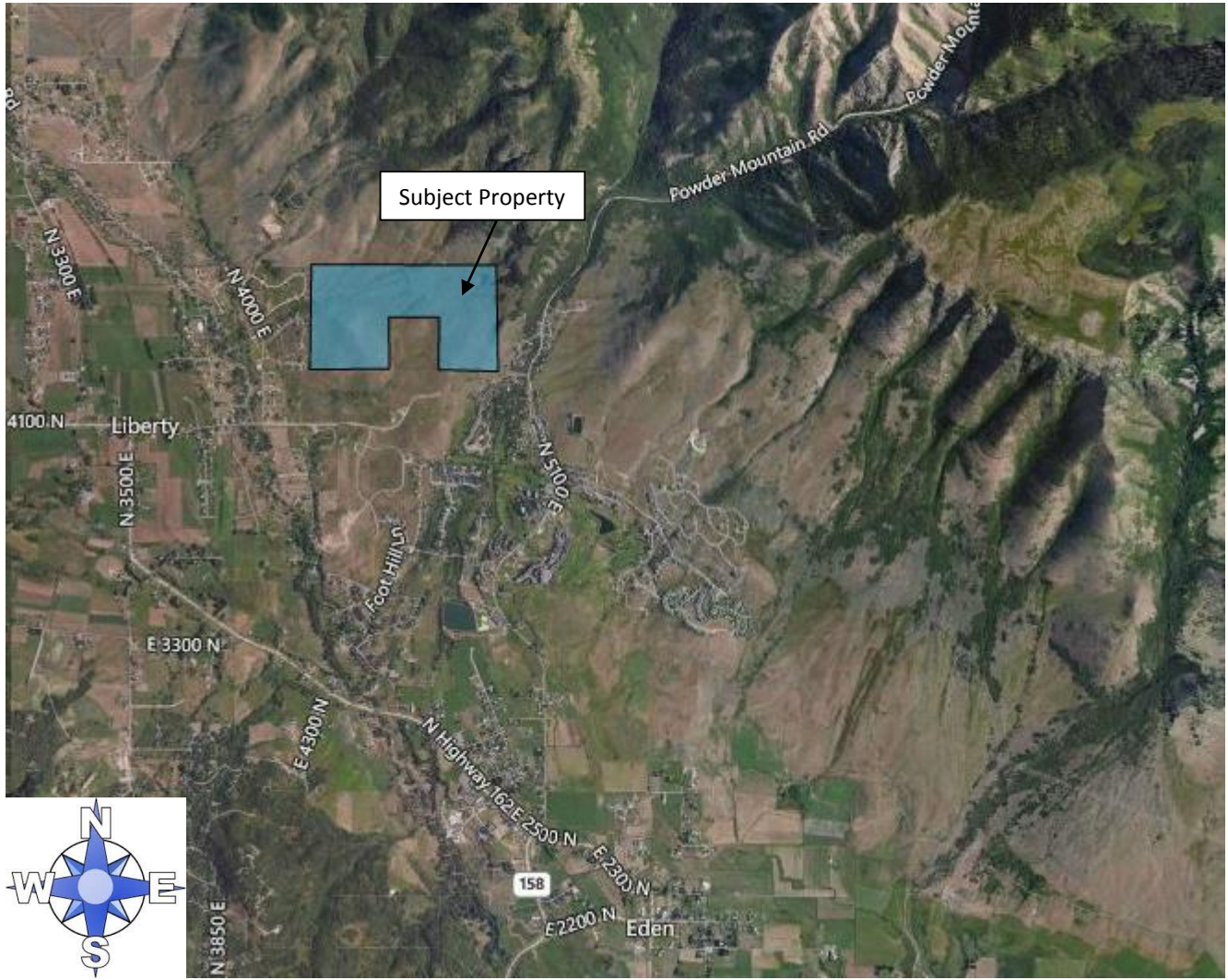
The Ogden Valley Planning Commission recommends approval of the request for a conditional use amendment for The Bridges at Wolf Creek Resort PRUD located within the approved Wolf Creek Resort Master Development. This recommendation for approval is subject to all review agency requirements and based on the following findings:

1. The proposed development conforms to the Ogden Valley General Plan.
2. The proposed PRUD amendment 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 amended conceptual drawings.
4. The proposed master planned development amendment is in conformance with the approved Zoning Development Master Planned.
5. The proposed development will not be detrimental to the public health, safety, or welfare.
6. The proposed development 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

Location Map



The Bridges at Wolf Creek Resort
Planned Residential Unit Development (PRUD)
Conditional Use Permit (CUP) Amendment Application
May 2018

Project Narrative

Why the Amendment Request?

The original Conditional Use Permit for the PRUD was approved in 2016 with 364 entitlements on 262 acres. Phases 1 of both the Parkside and Mountainside communities were recorded in 2017, consisting of 38 homesites. The construction will be completed on these two subdivisions later this spring.

With the project underway, the market has pushed us in a direction to get to the Cabin portion of the development. We are proposing to replace 14 Mountainside phase 2 homesites, which can have structures up to 5,000 SF, with 23 approximately 896 SF cabins. The amended site plan adjusted the phasing plan and removes two units from phase 2 of the Parkside community and three lots from the Mountainside phase 3 subdivision. Overall, with the addition of cabin units and the removal of some single family homesites, the project increased by four units (364 to 368). 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 RE-15 and FR-3 parcels support 486 entitlements (Parcels 1 and 3 in the Density Allocations Diagram in section 2). The adjusted total for the Bridges would be 383 units.

Development Description

The Bridges is a 262 acre, 368 unit master planned project within Wolf Creek Resort in Eden Utah. 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 5,000 SF. The Homestead and Grove Cabins range from approximately 594 SF for a one bedroom unit to 896 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. 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

AMENDED PRUD SUBDIVISION APPLICATION



PREPARED FOR:
 LEWIS HOMES, INC.
 JOHN LEWIS
 5577 EAST ELKHORN DRIVE
 EDEN, UTAH 84302
 801.430.1597



CONSULTANTS:
 LANDSCAPE ARCHITECT:
 LANGAVARROT DESIGN GROUP
 328 WEST 200 SOUTH, SUITE 102
 SALT LAKE CITY, UTAH 84101
 801.503.1295
 PROJECT MANAGEMENT:
 THE HOUSEHOLDER GROUP
 ERIC HOUSEHOLDER
 2895 NORTH NORDIC VALLEY DRIVE
 EDEN, UTAH 84310
 801.380.0390

SHEET INDEX:

PLANNING	LANDSCAPE	ARCHITECTURE
C1.1 COVER SHEET	L1.1 ENTRY LANDSCAPE PLAN	A1.1 HOMESTEAD CLUB DETAIL
P1.1 OVERALL ZONING PLAN	L1.2 CABINS LANDSCAPE PLAN	A1.2 HOMESTEAD BARN DETAIL
P1.2 OVERALL SITE PLAN	L1.3 SITE ELEMENTS	A1.3 GROVE CABIN DETAIL
P1.3 CABINS SITE PLAN		A1.4 HOMESTEAD CABIN DETAIL
P1.4 OVERALL SLOPE ANALYSIS		
P1.5 CABINS SLOPE ANALYSIS		
P1.6 OVERALL LITERAL PLAN		
P1.7 CABINS LITERAL PLAN		
P1.8 OVERALL SLOPE PLAN		
P1.9 CABINS SLOPE PLAN		
P1.10 DETAIL SITE PLAN		
P1.11 DETAIL SITE PLAN		
P1.12 DETAIL SITE PLAN		



THE BRIDGES
 WOLF CREEK RESORT

AMENDED PRUD SUBMITTAL
 WEBER COUNTY UTAH



DATE	08/07/14
PROJECT	THE BRIDGES AT WOLF CREEK
DRAWN BY	DL
CHECKED BY	DL
SCALE	AS SHOWN
REVISIONS	
APPROVED BY	
PROJECT NUMBER	C1.1



PRUD DEVELOPMENT DATA
TOTAL INCLD BOUNDARY AREA 26281 ACRES
2018 ADJACENT
ZONE RE-15
ZONE FR-3
3010 ADJACENT
3301 ADJACENT

DATE	08/20/18
DRAWN BY	SH 1008-12
DESIGNED BY	EL
CHECKED BY	EL
DATE	
DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	
DESIGNED BY	
DRAWN BY	
CHECKED BY	
DATE	
DESIGNED BY	
DRAWN BY	
CHECKED BY	

PROJECT NO. 18-001
GENERAL
ZONING MAP
P1.1



THE BRIDGES
WOLF CREEK RESORT

AMENDED PRUD SUBMITTAL
WEBER COUNTY UTAH





PRUD DEVELOPMENT DATA
 TOTAL PRUD BUILDING AREA: 200,000 SQ. FT.
 ZONE: RE-15
 ZONE: FR-3



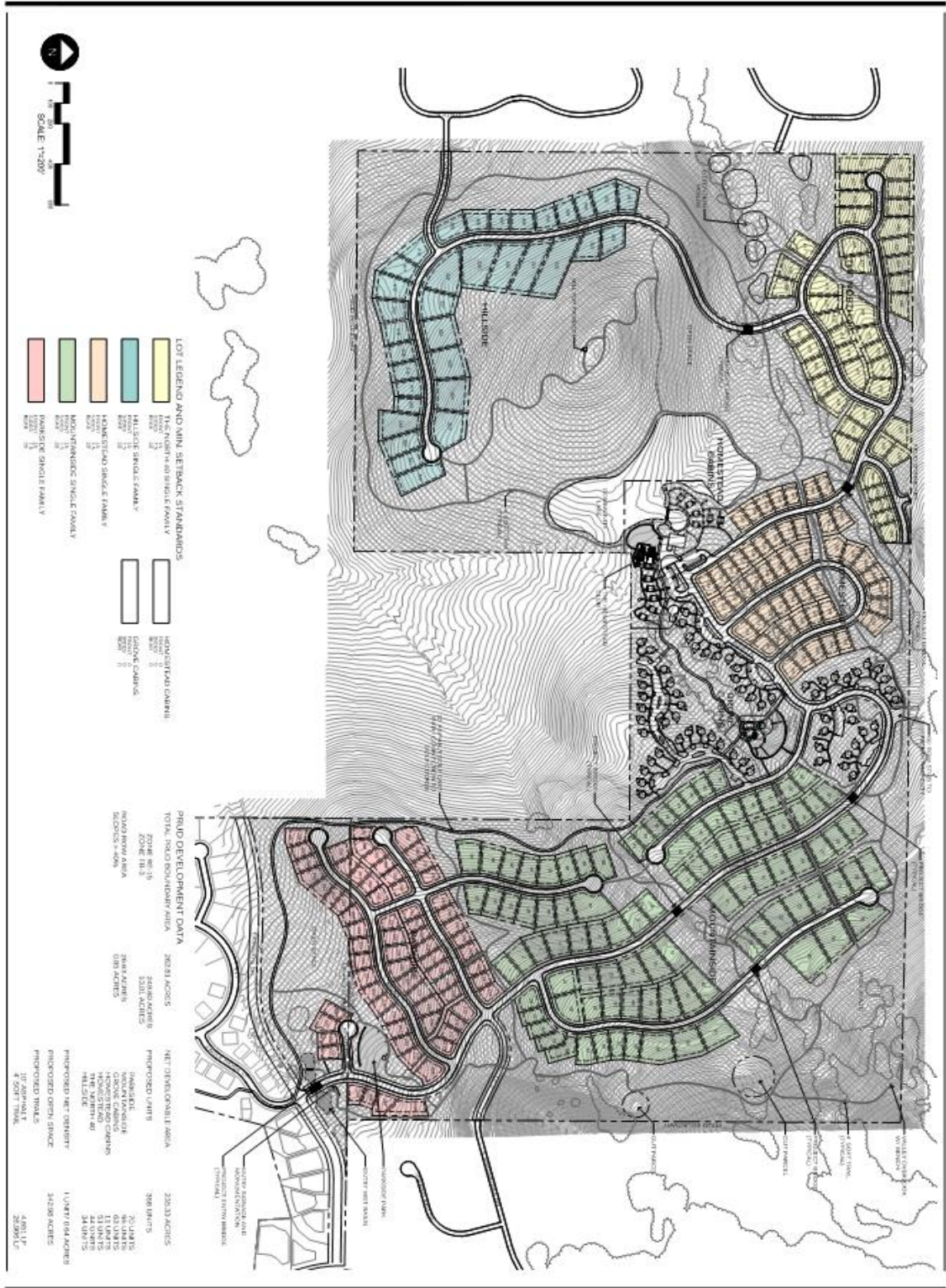
THE BRIDGES
WOLF CREEK RESORT

AMENDED PRUD SUBMITTAL
WEBER COUNTY UTAH



DATE	REVISED	DRAWN BY	CHECKED BY	SCALE

P1.1



LOT LEGEND AND MIN. SETBACK STANDARDS

LOT TYPE	MIN. SETBACK
1 1/2 STORIES SINGLE FAMILY	10'
HILLSIDE SINGLE FAMILY	10'
MOUNTAIN RIDGE SINGLE FAMILY	10'
MANSION SINGLE FAMILY	10'

NON-RESIDENTIAL BUILDINGS

BUILDING TYPE	MIN. SETBACK
CONCRETE GARAGE	5'
GREENHOUSE	5'

PRUD DEVELOPMENT DATA

ZONE	MIN. LOT AREA	MIN. LOT WIDTH	MIN. LOT DEPTH
R-10	10,000 SQ. FT.	40 FT.	100 FT.
R-15	15,000 SQ. FT.	45 FT.	110 FT.
R-20	20,000 SQ. FT.	50 FT.	120 FT.

NET DEVELOPABLE AREA

AREA TYPE	ACRES
TOTAL DEVELOPABLE AREA	262.81
PROPOSED OPEN SPACE	142.88
PROPOSED TRAILS	1.48
PROPOSED UTILITIES	1.48
PROPOSED PAVEMENT	1.48
PROPOSED OTHER	1.48
NET DEVELOPABLE AREA	107.57

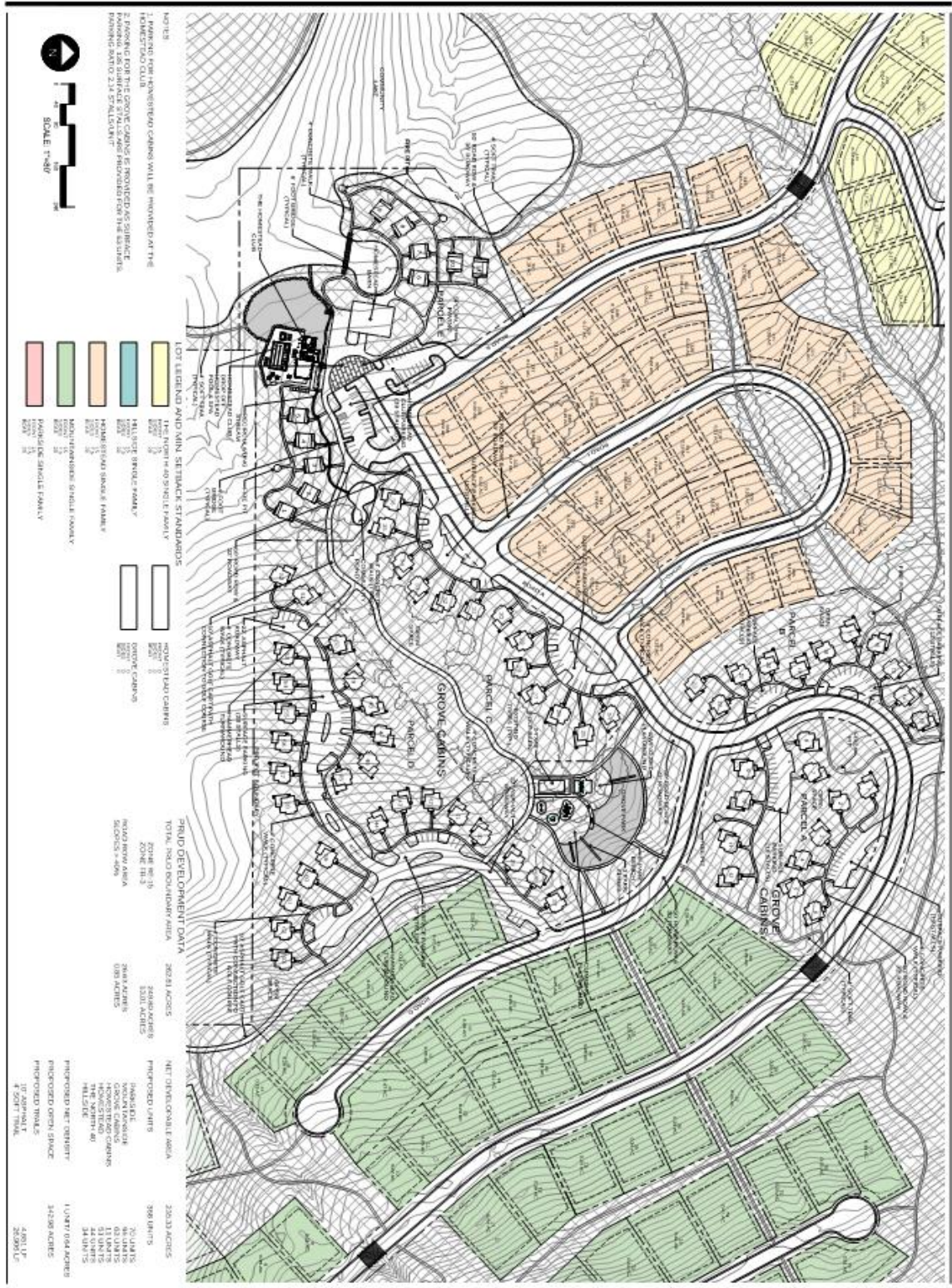
PROPOSED UNITS

UNIT TYPE	QUANTITY
1 1/2 STORIES	11
HILLSIDE	11
MOUNTAIN RIDGE	11
MANSION	11
TOTAL UNITS	44



THE BRIDGES
WOLF CREEK RESORT
 AMENDED PRUD SUBMITTAL
 WEBER COUNTY UTAH



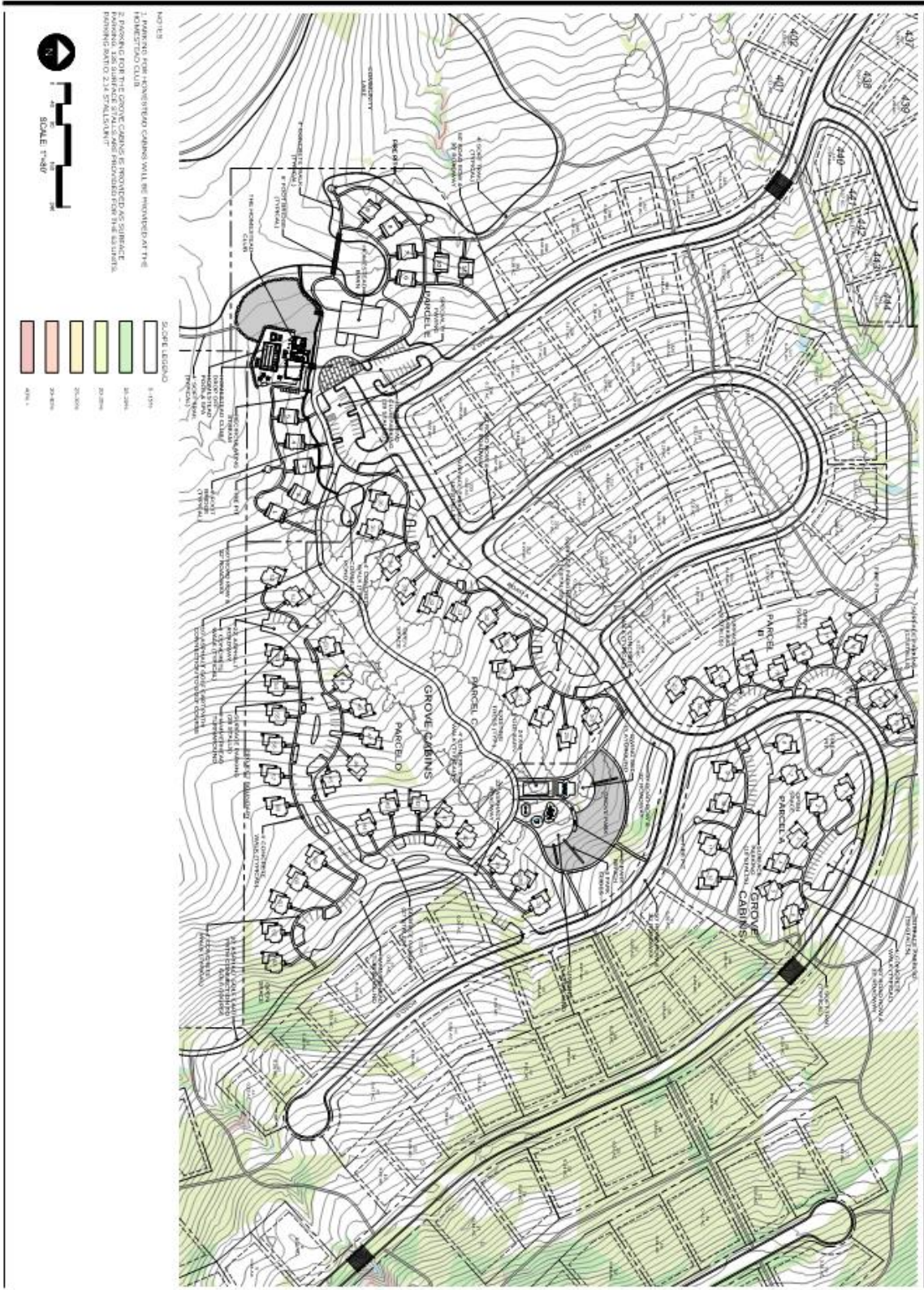


THE BRIDGES
WOLF CREEK RESORT

AMENDED PRUD SUBMITTAL
WEBER COUNTY UTAH

DATE	2017.04.14	DRAWN BY	2017.04.14
PROJECT	THE BRIDGES	CHECKED BY	2017.04.14
CLIENT	LDG	DATE	2017.04.14
LOCATION	UTAH	SCALE	AS SHOWN
PROJECT NO.	11		
DESIGNER	LDG		
OWNER	LDG		
REVISIONS			
NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMITTING	04/14/17	LDG
2	ISSUED FOR PERMITTING	04/14/17	LDG
3	ISSUED FOR PERMITTING	04/14/17	LDG
4	ISSUED FOR PERMITTING	04/14/17	LDG
5	ISSUED FOR PERMITTING	04/14/17	LDG
6	ISSUED FOR PERMITTING	04/14/17	LDG
7	ISSUED FOR PERMITTING	04/14/17	LDG
8	ISSUED FOR PERMITTING	04/14/17	LDG
9	ISSUED FOR PERMITTING	04/14/17	LDG
10	ISSUED FOR PERMITTING	04/14/17	LDG

P1.3



	<h2 style="margin: 0;">THE BRIDGES</h2> <h3 style="margin: 0;">WOLF CREEK RESORT</h3> <p style="font-size: small; margin: 0;">AMENDED PRUD SUBMITTAL WEBER COUNTY UTAH</p>		<p style="font-size: small; margin: 0;">PROJECT: GROVE CABINS SLOPE ANALYSIS DATE: 10/20/2023 SCALE: 1"=40'</p>
---	--	---	---



PRUD DEVELOPMENT DATA

TOTAL PRUD BOULDERHEAD AREA	267.81 ACRES	NET DEVELOPABLE AREA	226.33 ACRES
ZONE R-10		PREPARED LOTS	388 UNITS
ZONE R-3		UNASSIGNED	50 LOTS
PROPOSED REW AREA	28.14 ACRES	UNDEVELOPED	86 LOTS
SECTIONS - 400	0.93 ACRES	HOUSING TARGET	11 UNITS
		HONESTY CABIN	51 UNITS
		HILLSIDE	34 UNITS
		PREPARED NET GROUND	1,047,004 SQUARE FEET
		PREPARED OPEN SPACE	34,238 SQUARE FEET
		PREPARED TRAILS	4,881 LINEAL FEET
			20,993 LINEAL FEET

DATE	3/20/12
PREPARED BY	LDG
CHECKED BY	LDG
DESIGNED BY	LDG
APPROVED BY	LDG

WOLF CREEK RESORT

THE BRIDGES
WOLF CREEK RESORT

AMENDED PRUD SUBMITTAL
WEBER COUNTY UTAH



PROPERTY GENERAL ASSESSMENT PLAN

P1.6

NOTES
 1. PARKING FOR HOENSTEDT CABINS WILL BE PROVIDED AT THE HOENSTEDT CLUB
 2. PARKING FOR THE GROVE CABINS IS PROVIDED AS SUBMITTAL PERMITTED BY THE CITY OF BRIDGEVIEW WITH A SIGNAGE PLAN TO BE SUBMITTED WITH THE SUBMITTAL



PRUD DEVELOPMENT DATA

TOTAL, PRUD BOUNDARY AREA	262.81 ACRES
ZONE R-10	262.81 ACRES
ZONE R-10	262.81 ACRES
PRUD BOUNDARY AREA	262.81 ACRES
SECTIONS - 400	0.00 ACRES
NET DEVELOPABLE AREA	252.33 ACRES
PROPOSED LOTS	390 UNITS
UNDESIRABLE	30 LOTS
WOLF CREEK RESORT	46 LOTS
HOENSTEDT CABINS	11 LOTS
HOENSTEDT CABINS	31 UNITS
HOENSTEDT CABINS	34 UNITS
PROPOSED NET GROSS	1,047,000 SQ FT
PROPOSED OPEN SPACE	142.88 ACRES
PROPOSED TRAILS	4.81 MI
PROPOSED TRAILS	20,991 LF

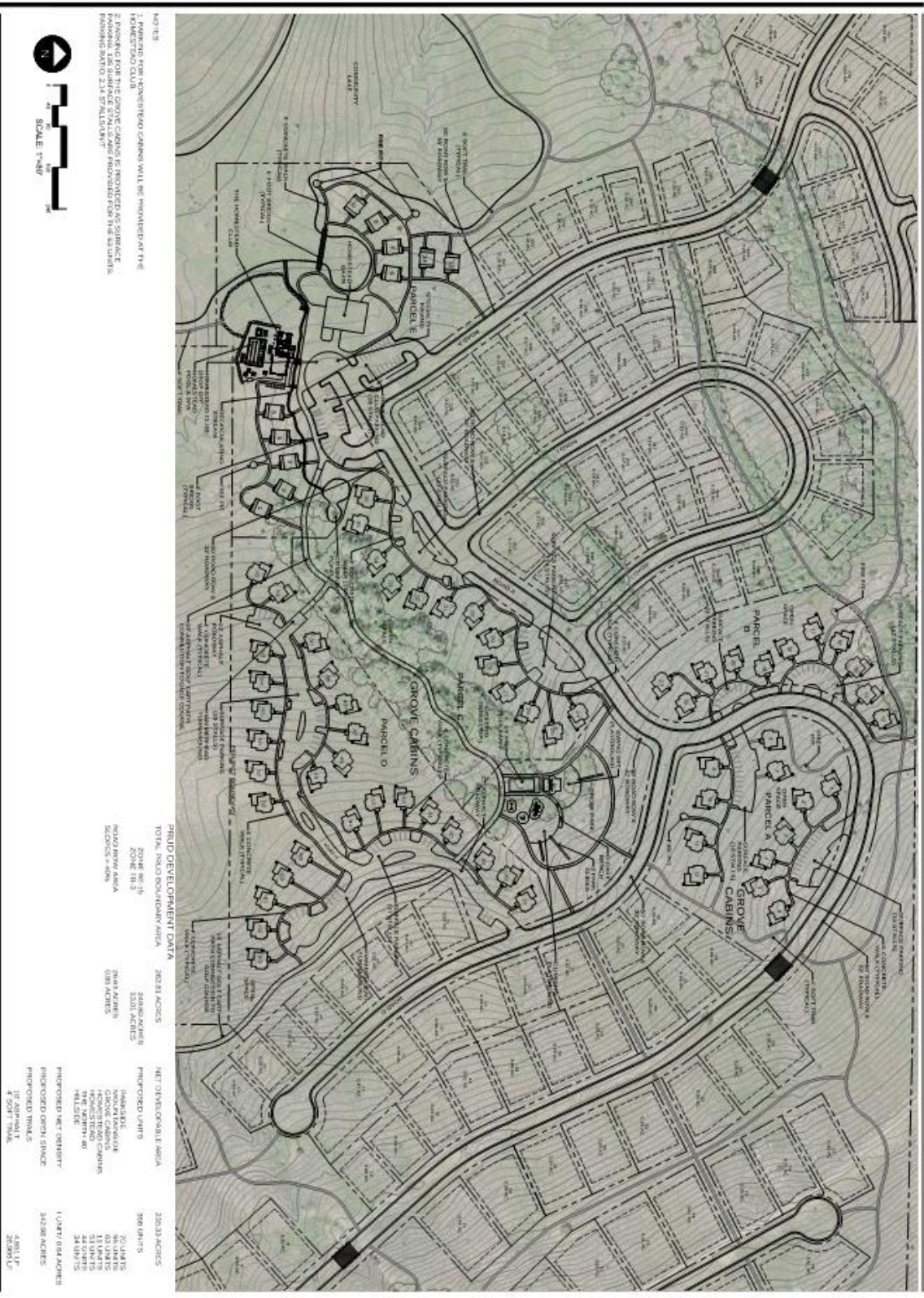
DATE	BY	REVISION
11/11/17	LDG	1
11/11/17	LDG	2
11/11/17	LDG	3
11/11/17	LDG	4
11/11/17	LDG	5
11/11/17	LDG	6
11/11/17	LDG	7
11/11/17	LDG	8
11/11/17	LDG	9
11/11/17	LDG	10
11/11/17	LDG	11
11/11/17	LDG	12
11/11/17	LDG	13
11/11/17	LDG	14
11/11/17	LDG	15
11/11/17	LDG	16
11/11/17	LDG	17
11/11/17	LDG	18
11/11/17	LDG	19
11/11/17	LDG	20
11/11/17	LDG	21
11/11/17	LDG	22
11/11/17	LDG	23
11/11/17	LDG	24
11/11/17	LDG	25
11/11/17	LDG	26
11/11/17	LDG	27
11/11/17	LDG	28
11/11/17	LDG	29
11/11/17	LDG	30
11/11/17	LDG	31
11/11/17	LDG	32
11/11/17	LDG	33
11/11/17	LDG	34
11/11/17	LDG	35
11/11/17	LDG	36
11/11/17	LDG	37
11/11/17	LDG	38
11/11/17	LDG	39
11/11/17	LDG	40
11/11/17	LDG	41
11/11/17	LDG	42
11/11/17	LDG	43
11/11/17	LDG	44
11/11/17	LDG	45
11/11/17	LDG	46
11/11/17	LDG	47
11/11/17	LDG	48
11/11/17	LDG	49
11/11/17	LDG	50
11/11/17	LDG	51
11/11/17	LDG	52
11/11/17	LDG	53
11/11/17	LDG	54
11/11/17	LDG	55
11/11/17	LDG	56
11/11/17	LDG	57
11/11/17	LDG	58
11/11/17	LDG	59
11/11/17	LDG	60
11/11/17	LDG	61
11/11/17	LDG	62
11/11/17	LDG	63
11/11/17	LDG	64
11/11/17	LDG	65
11/11/17	LDG	66
11/11/17	LDG	67
11/11/17	LDG	68
11/11/17	LDG	69
11/11/17	LDG	70
11/11/17	LDG	71
11/11/17	LDG	72
11/11/17	LDG	73
11/11/17	LDG	74
11/11/17	LDG	75
11/11/17	LDG	76
11/11/17	LDG	77
11/11/17	LDG	78
11/11/17	LDG	79
11/11/17	LDG	80
11/11/17	LDG	81
11/11/17	LDG	82
11/11/17	LDG	83
11/11/17	LDG	84
11/11/17	LDG	85
11/11/17	LDG	86
11/11/17	LDG	87
11/11/17	LDG	88
11/11/17	LDG	89
11/11/17	LDG	90
11/11/17	LDG	91
11/11/17	LDG	92
11/11/17	LDG	93
11/11/17	LDG	94
11/11/17	LDG	95
11/11/17	LDG	96
11/11/17	LDG	97
11/11/17	LDG	98
11/11/17	LDG	99
11/11/17	LDG	100



THE BRIDGES
 WOLF CREEK RESORT
 AMENDED PRUD SUBMITTAL
 WEBER COUNTY UTAH



PROJECT: CABINS
 AERIAL PLAN
P1.7





THE BRIDGES
WOLF CREEK RESORT

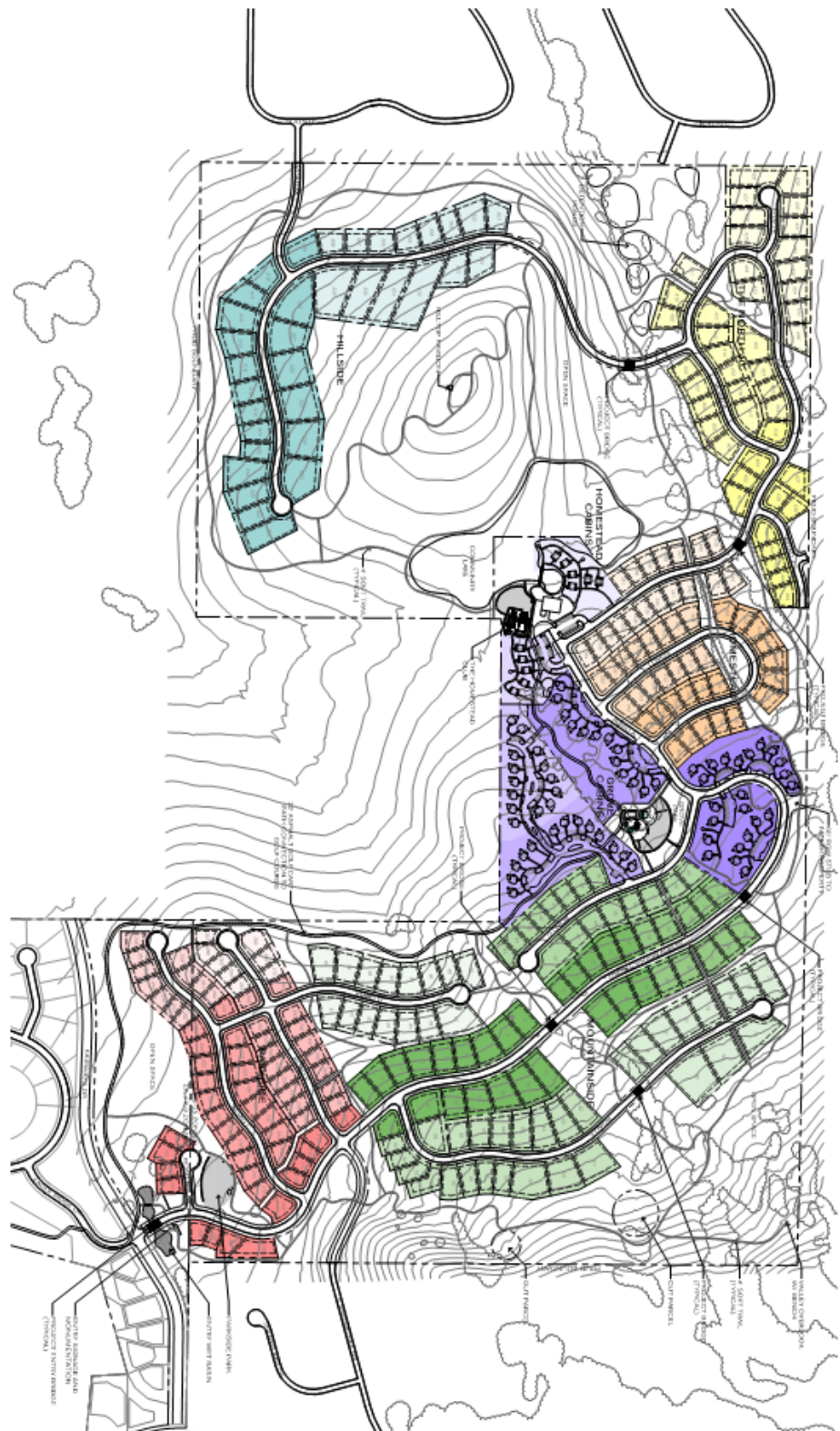
AMENDED PRUD SUBMITTAL
WEBER COUNTY UTAH



DATE	2017.07.27	DRAWN BY	2017.07.27
DESIGNED BY	2017.07.27	CHECKED BY	2017.07.27
SCALE	1" = 40'	PROJECT NO.	2017.07.27
PROJECT NAME	THE BRIDGES	CLIENT	2017.07.27
PROJECT ADDRESS	2017.07.27	PROJECT LOCATION	2017.07.27
PROJECT CONTACT	2017.07.27	PROJECT PHONE	2017.07.27
PROJECT FAX	2017.07.27	PROJECT EMAIL	2017.07.27
PROJECT WEBSITE	2017.07.27	PROJECT URL	2017.07.27
PROJECT SOCIAL MEDIA	2017.07.27	PROJECT GALLERY	2017.07.27
PROJECT DOCUMENTS	2017.07.27	PROJECT FILES	2017.07.27
PROJECT DRAWINGS	2017.07.27	PROJECT VIEWS	2017.07.27
PROJECT PHOTOS	2017.07.27	PROJECT VIDEO	2017.07.27
PROJECT AUDIO	2017.07.27	PROJECT TEXT	2017.07.27
PROJECT OTHER	2017.07.27	PROJECT NOTES	2017.07.27



NOTES:
 1. THIS PLAN IS A PRELIMINARY DEVELOPMENT PLAN. THE ACTUAL PHASING AND CONSTRUCTION SEQUENCE SHALL BE DETERMINED BY THE CLIENT AND THE LOCAL GOVERNMENT.
 2. PROJECT PHASING WILL BE PHASED AS DEMAND REQUIRES.



PHASING DEVELOPMENT DATA

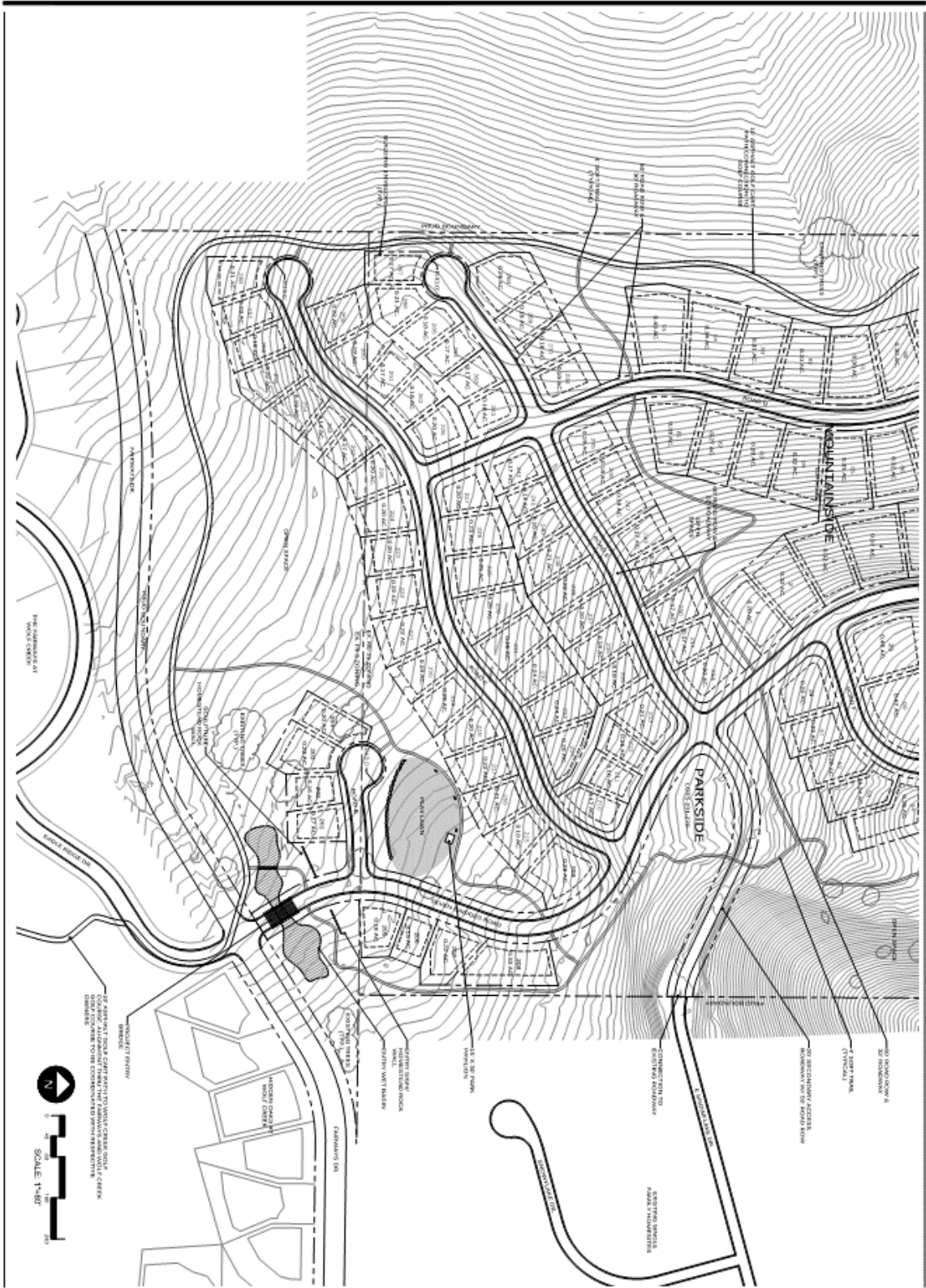
PHASE	COLOR
PARKSIDE PHASE 1	Red
PARKSIDE PHASE 2	Red
PARKSIDE PHASE 3	Red
PARKSIDE PHASE 4	Red
PARKSIDE PHASE 5	Red
MOUNTAIN SIDE PHASE 1	Green
MOUNTAIN SIDE PHASE 2	Green
MOUNTAIN SIDE PHASE 3	Green
MOUNTAIN SIDE PHASE 4	Green
MOUNTAIN SIDE PHASE 5	Green
MOUNTAIN SIDE PHASE 6	Green
CABINS PHASE 1	Purple
CABINS PHASE 2	Purple
CABINS PHASE 3	Purple
CABINS PHASE 4	Purple
CABINS PHASE 5	Purple
CABINS PHASE 6	Purple
HOMESTEAD PHASE 1	Orange
HOMESTEAD PHASE 2	Orange
HOMESTEAD PHASE 3	Orange
NORTH PHASE 1	Yellow
NORTH PHASE 2	Yellow
NORTH PHASE 3	Yellow
HILLSIDE PHASE 1	Teal
HILLSIDE PHASE 2	Teal

DATE:	NOV 2018
DRAWN BY:	LDG
CHECKED BY:	LDG
DESIGNED BY:	LDG
PROJECT:	THE BRIDGES
PHASING PLAN	
PROJECT NUMBER:	P1.8

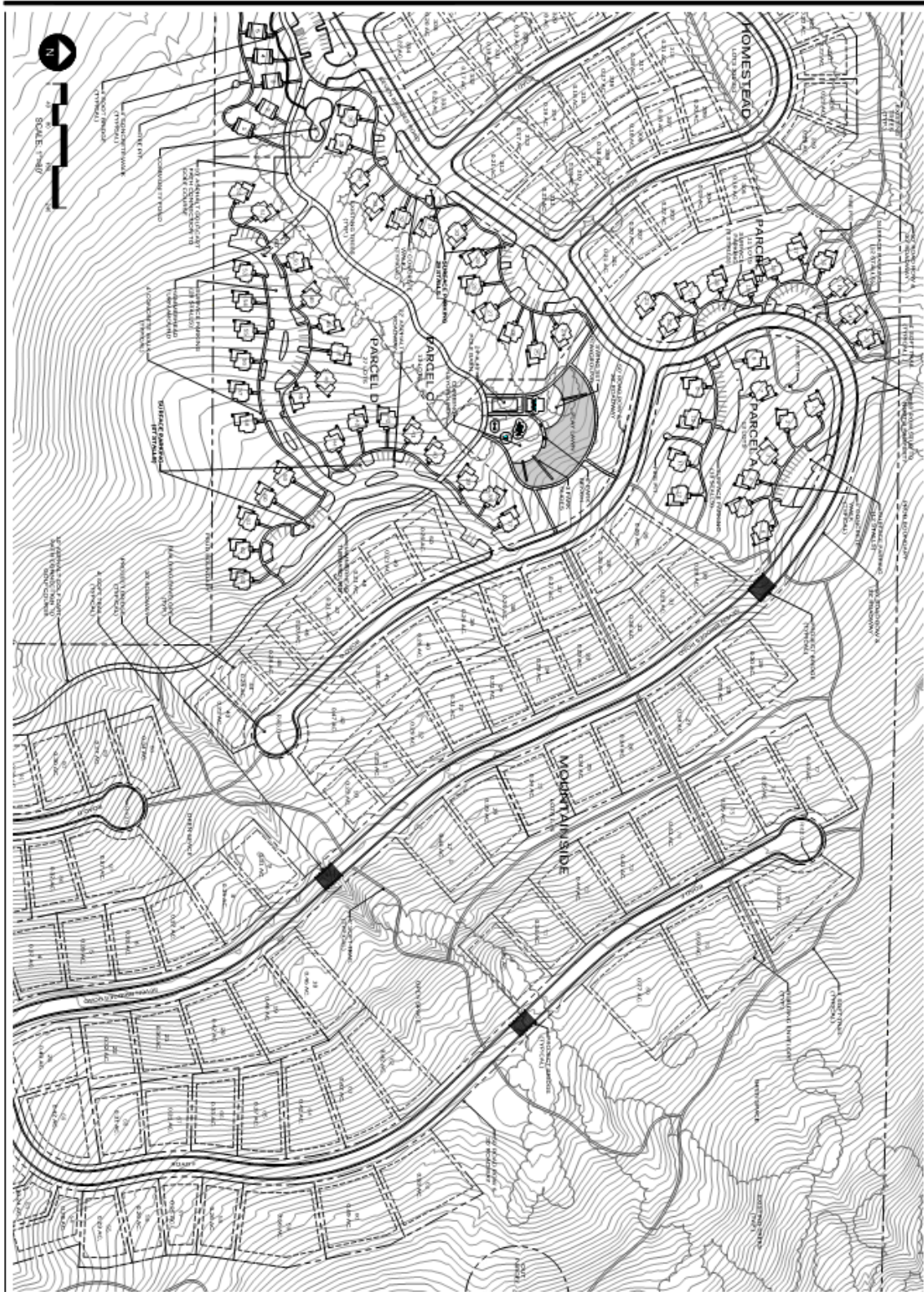


THE BRIDGES
 WOLF CREEK RESORT
 AMENDED PRUD SUBMITTAL
 WEBER COUNTY UTAH





	THE BRIDGES WOLF CREEK RESORT AMENDED PRUD SUBMITTAL WEBER COUNTY UTAH		DATE: MAY 2012 DRAWN BY: SHANE Z CHECKED BY: SA DESIGNED BY: SA PROJECT NO.: 1000000000	P1.9
			PROJECT: WOLF CREEK RESORT DRAWING: DETAIL SITE PLAN	



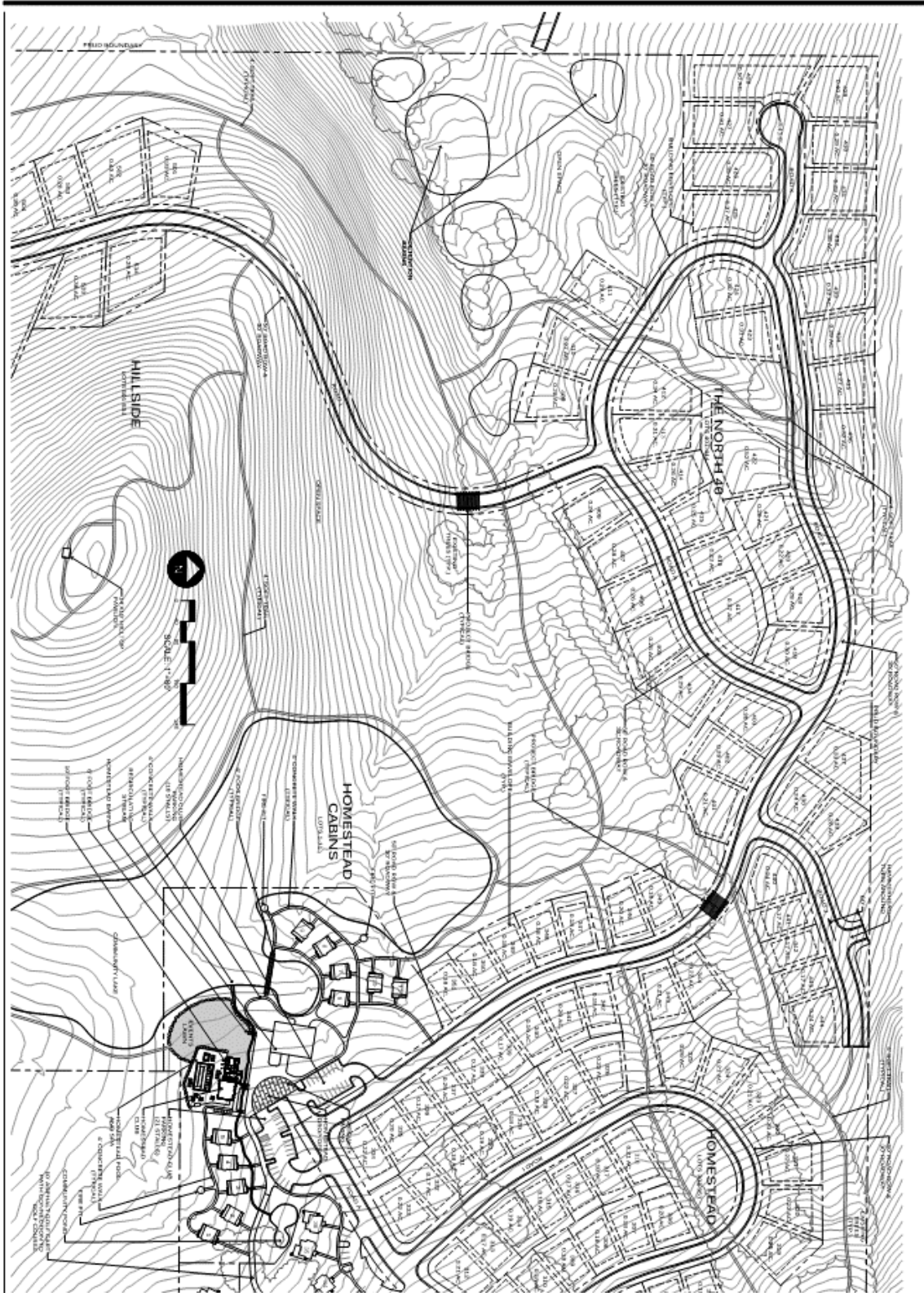
DATE	1/10/10
DESIGNED BY	LDG
DRAWN BY	LDG
CHECKED BY	LDG
IN CHARGE	LDG
REVISIONS	
PROJECT NO.	1000000000
SHEET NO.	1000000000
TOTAL SHEETS	1000000000
PROJECT TITLE	WOLF CREEK RESORT
SHEET TITLE	THE BRIDGES
SCALE	1" = 100'
PROJECT LOCATION	WEBER COUNTY, UTAH
DATE	1/10/10



THE BRIDGES
WOLF CREEK RESORT

AMENDED PRUD SUBMITTAL
WEBER COUNTY UTAH





DATE	NOV 2011
DRAWN BY	LDG
CHECKED BY	LDG
DESIGNED BY	LDG
SCALE	AS SHOWN
PROJECT	WOLF CREEK RESORT
SHEET	11
TITLE	FINAL SITE PLAN
PROJECT NO.	
DATE	

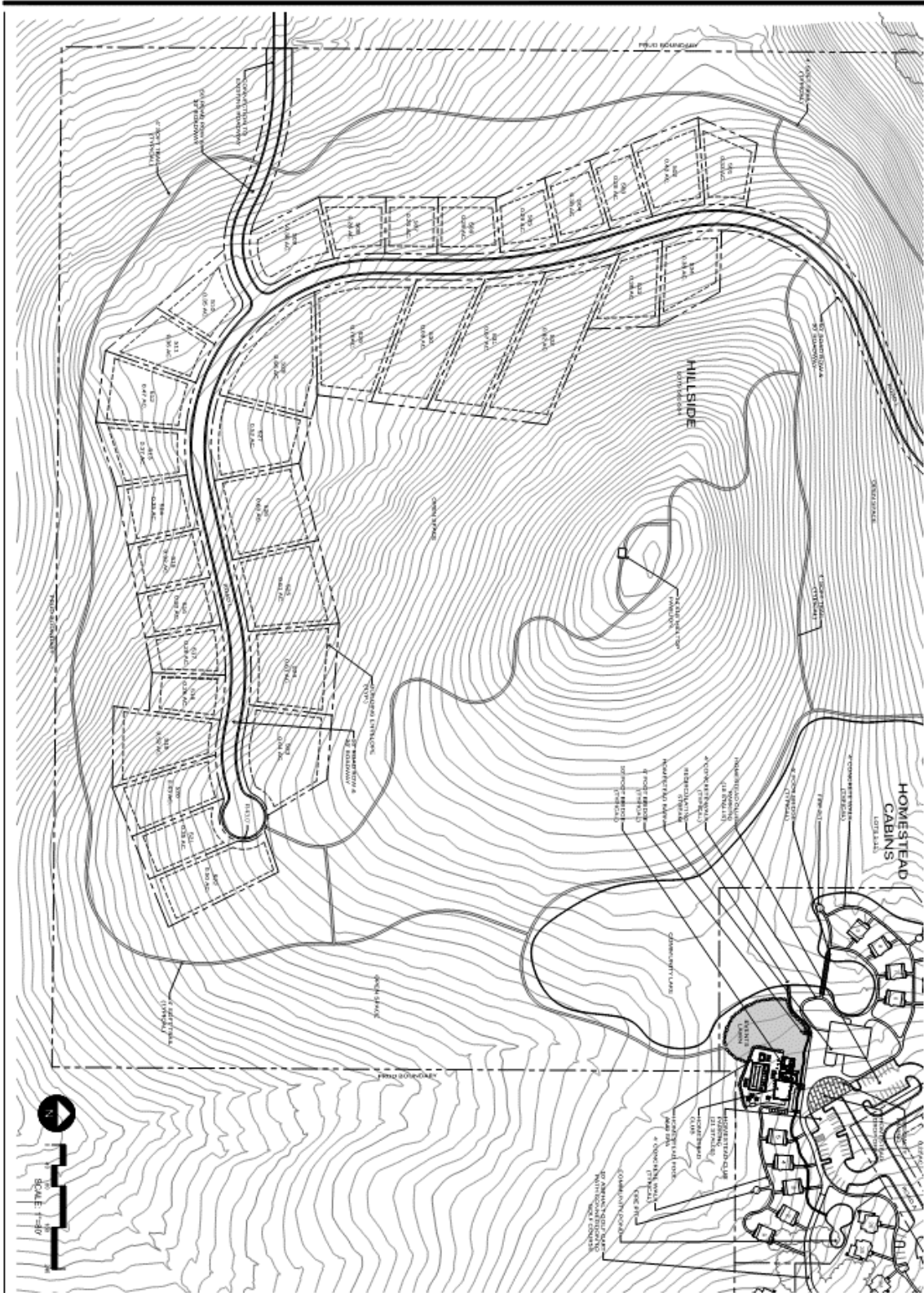
P1.11



THE BRIDGES
WOLF CREEK RESORT

AMENDED PRUD SUBMITTAL
WEBER COUNTY UTAH





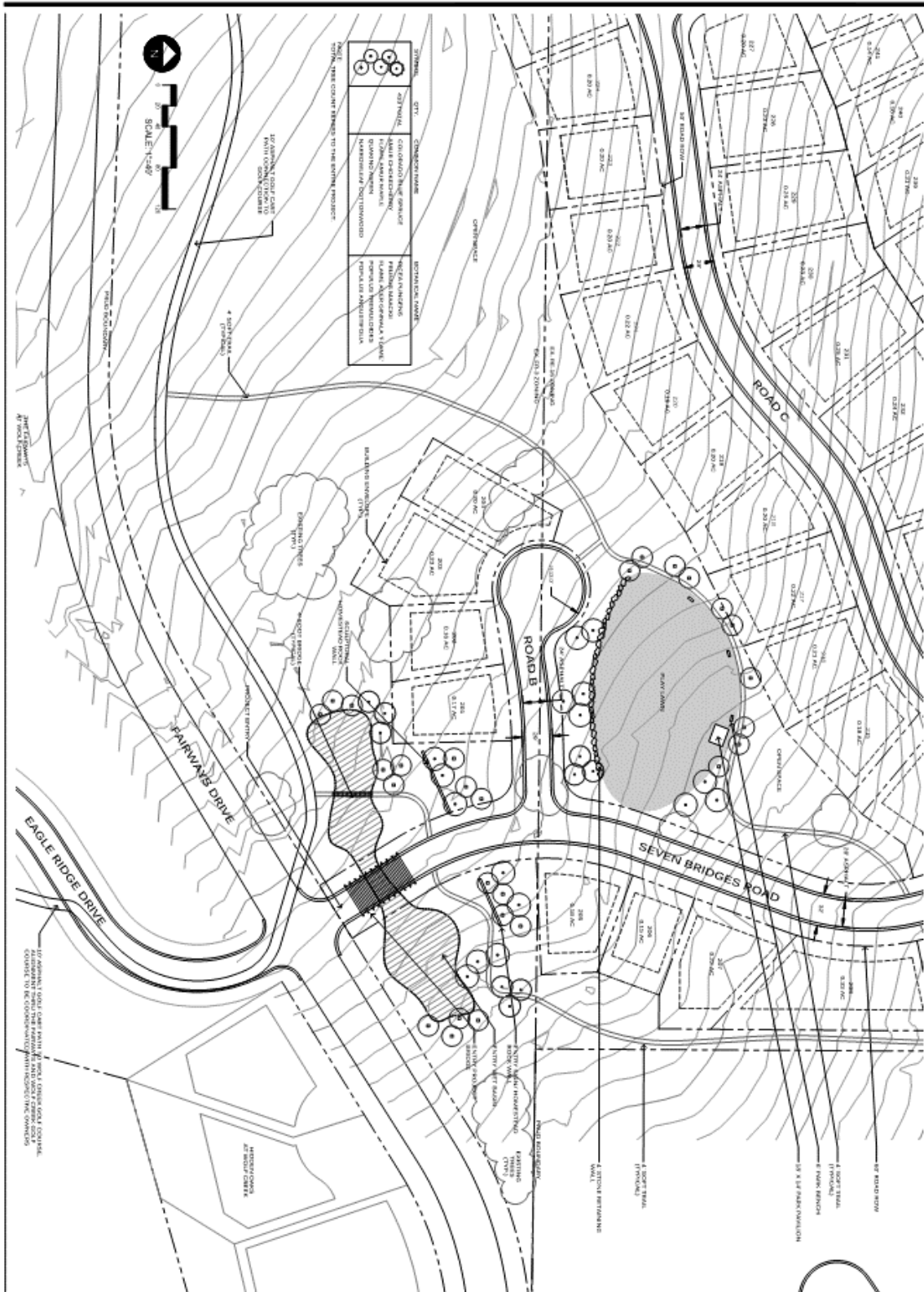
DATE	NOV 2012
DRAWN BY	SK/MS/ST
CHECKED BY	EL
DESIGNED BY	SK
APPROVED BY	
REVISIONS	
PROJECT TITLE WOLF CREEK RESORT DETAILED SITE PLAN	
DRAWING NUMBER P1.12	



THE BRIDGES
WOLF CREEK RESORT

AMENDED PRUD SUBMITTAL
WEBER COUNTY UTAH





	20' DIAMETER TREE
	12' DIAMETER TREE
	6' DIAMETER TREE
	3' DIAMETER TREE
	18' DIAMETER TREE
	12' DIAMETER TREE
	6' DIAMETER TREE
	3' DIAMETER TREE



Wolf Creek RESORT

THE BRIDGES
WOLF CREEK RESORT

AMENDED PRUD SUBMITTAL
WEBER COUNTY UTAH

DATE:	DATE:
DRAWN BY:	CHECKED BY:
DESIGNED BY:	APPROVED BY:
PROJECT NO.:	SCALE:
PROJECT NAME:	PROJECT LOCATION:
PROJECT OWNER:	PROJECT CONTACT:
PROJECT ADDRESS:	PROJECT PHONE:
PROJECT CITY:	PROJECT STATE:
PROJECT ZIP:	PROJECT COUNTY:

REPORT TO: ENTRY LANDSCAPE PLAN

SCALE: 1:1





CAD	DATE:
DESIGN	2/20/2018
ENGINEER	DATE:
NO. 1	DATE:
NO. 2	DATE:
NO. 3	DATE:
NO. 4	DATE:
NO. 5	DATE:
NO. 6	DATE:
NO. 7	DATE:
NO. 8	DATE:
NO. 9	DATE:
NO. 10	DATE:
NO. 11	DATE:
NO. 12	DATE:
NO. 13	DATE:
NO. 14	DATE:
NO. 15	DATE:
NO. 16	DATE:
NO. 17	DATE:
NO. 18	DATE:
NO. 19	DATE:
NO. 20	DATE:
NO. 21	DATE:
NO. 22	DATE:
NO. 23	DATE:
NO. 24	DATE:
NO. 25	DATE:
NO. 26	DATE:
NO. 27	DATE:
NO. 28	DATE:
NO. 29	DATE:
NO. 30	DATE:
NO. 31	DATE:
NO. 32	DATE:
NO. 33	DATE:
NO. 34	DATE:
NO. 35	DATE:
NO. 36	DATE:
NO. 37	DATE:
NO. 38	DATE:
NO. 39	DATE:
NO. 40	DATE:
NO. 41	DATE:
NO. 42	DATE:
NO. 43	DATE:
NO. 44	DATE:
NO. 45	DATE:
NO. 46	DATE:
NO. 47	DATE:
NO. 48	DATE:
NO. 49	DATE:
NO. 50	DATE:
NO. 51	DATE:
NO. 52	DATE:
NO. 53	DATE:
NO. 54	DATE:
NO. 55	DATE:
NO. 56	DATE:
NO. 57	DATE:
NO. 58	DATE:
NO. 59	DATE:
NO. 60	DATE:
NO. 61	DATE:
NO. 62	DATE:
NO. 63	DATE:
NO. 64	DATE:
NO. 65	DATE:
NO. 66	DATE:
NO. 67	DATE:
NO. 68	DATE:
NO. 69	DATE:
NO. 70	DATE:
NO. 71	DATE:
NO. 72	DATE:
NO. 73	DATE:
NO. 74	DATE:
NO. 75	DATE:
NO. 76	DATE:
NO. 77	DATE:
NO. 78	DATE:
NO. 79	DATE:
NO. 80	DATE:
NO. 81	DATE:
NO. 82	DATE:
NO. 83	DATE:
NO. 84	DATE:
NO. 85	DATE:
NO. 86	DATE:
NO. 87	DATE:
NO. 88	DATE:
NO. 89	DATE:
NO. 90	DATE:
NO. 91	DATE:
NO. 92	DATE:
NO. 93	DATE:
NO. 94	DATE:
NO. 95	DATE:
NO. 96	DATE:
NO. 97	DATE:
NO. 98	DATE:
NO. 99	DATE:
NO. 100	DATE:

L1.2

PROPERTY: CASINGS
LANDSCAPE PLAN



THE BRIDGES
WOLF CREEK RESORT
AMENDED PRUD SUBMITTAL
WEBER COUNTY UTAH



TYPICAL PROJECT BRIDGE



- HORIZONTAL PRESSURE TREATED WOODEN BALUSTERS
- PRESSURE TREATED WOODEN HANDRAIL



- LANDSCAPE TO ADJACENT BRIDGE
- HORIZONTAL PRESSURE TREATED WOODEN BALUSTERS
- PRESSURE TREATED WOODEN HANDRAIL
- ASPHALT ROADWAY

TYPICAL PEDESTRIAN BRIDGE



- RUSTIC METAL HANDRAIL
- PRESSURE TREATED WOODEN DECK BOARDS

TYPICAL PAVILION



- WIDENED ROOF STRUCTURE
- CONCRETE FOUNDATION

MATERIALS



ENTRY MONUMENT WALL



- RUSTED METAL ENTRY SIGN
- SIX-INCH HORIZONTAL BARN WOOD

- NATIVE GRASS LANDSCAPING
- HIGH-STRENGTH ROCK WALL



THE BRIDGES
WOLF CREEK RESORT

AMENDED PRUD SUBMITTAL
WEBER COUNTY UTAH

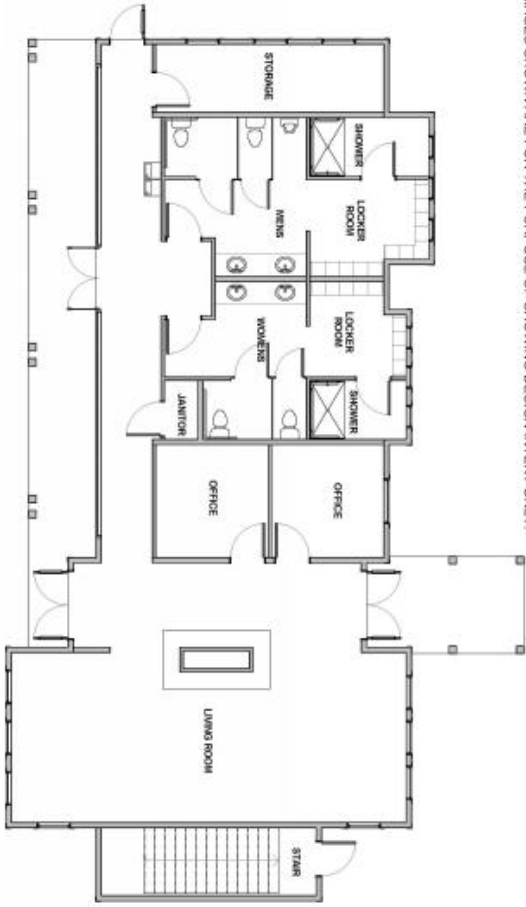


DATE	APR 2014
DESIGNED BY	LDG
DRAWN BY	LDG
CHECKED BY	LDG
APPROVED BY	LDG
SCALE	AS SHOWN
PROJECT TITLE	SITE ELEMENTS

L1.3

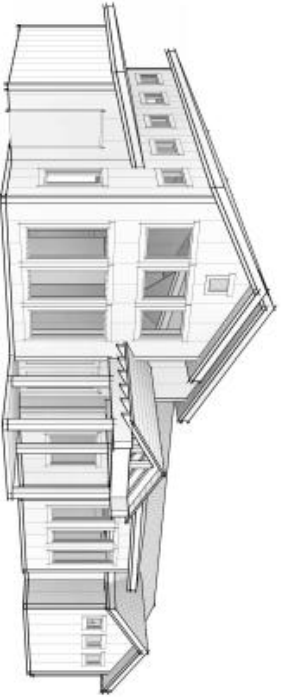
HOMESTEAD CLUB

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

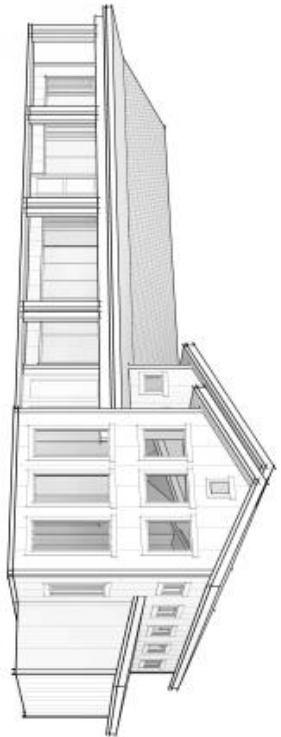


MAIN FLOOR
2,823 SQ. FT.

MATERIALS/ARCHITECTURAL PRECEDENTS



VIEW LOOKING SOUTHWEST



VIEW LOOKING NORTHWEST



THE BRIDGES WOLF CREEK RESORT

AMENDED PRUD SUBMITTAL
WEBER COUNTY UTAH

DATE	NOV 2024
DESIGNER	LDG
PROJECT NO.	24-0001
CLIENT	WOLF CREEK RESORT
LOCATION	UTAH
PROJECT NO.	24-0001
PROJECT NAME	HOMESTEAD CLUB DETAIL
SCALE	
DATE	
BY	

A1.1

HOMESTEAD BARN

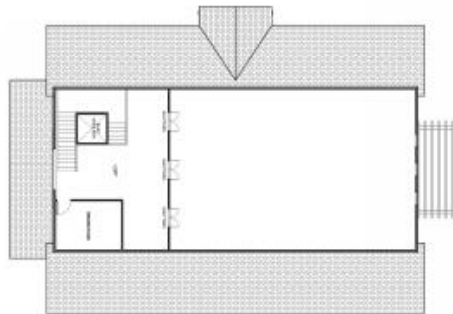
NOTES: IMAGES SHOWN ARE FOR THE PURPOSE OF SHOWING DESIGN INTENT ONLY.



BASEMENT FLOOR
3,262 SQ. FT.

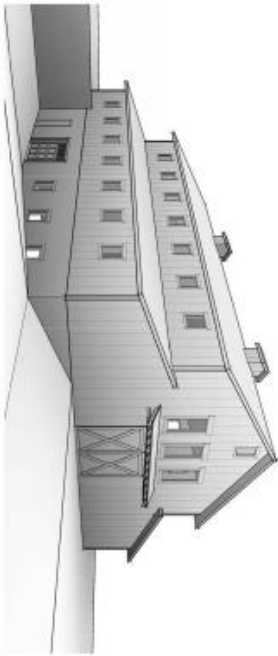


MAIN FLOOR
5,110 SQ. FT.

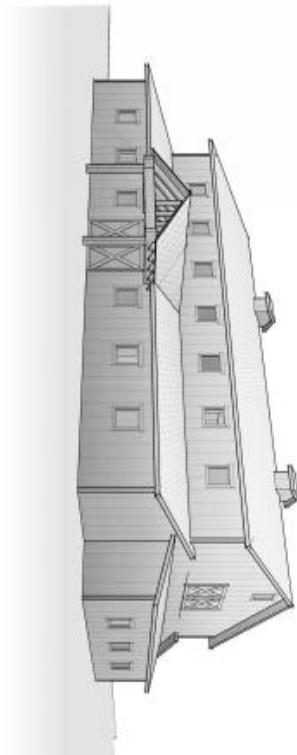


LOFT
868 SQ. FT.

MATERIALS/ ARCHITECTURAL PRECEDENTS



VIEW LOOKING NORTHEAST



VIEW LOOKING SOUTHEAST



THE BRIDGES WOLF CREEK RESORT

AMENDED PRUD SUBMITTAL
WEBER COUNTY UTAH

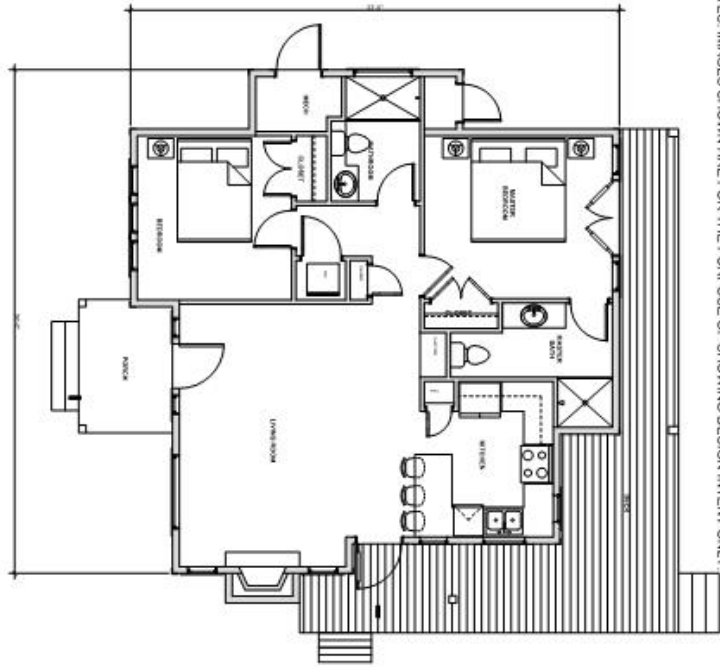


DATE	APR 2018
PROJECT	WOLF CREEK RESORT
OWNER	WOLF CREEK RESORT
DESIGNER	LDG
PROJECT NO.	18-001
VERSION	01
PROJECT NAME	WOLF CREEK RESORT
PROJECT ADDRESS	1000 WOLF CREEK RD
PROJECT CITY	WOLF CREEK, UT
PROJECT STATE	UTAH
PROJECT ZIP	84093
PROJECT PHONE	435-734-1234
PROJECT FAX	435-734-1234
PROJECT EMAIL	LDG@LDG.COM
PROJECT WEBSITE	WWW.LDG.COM

A1.2

GROVE CABIN

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

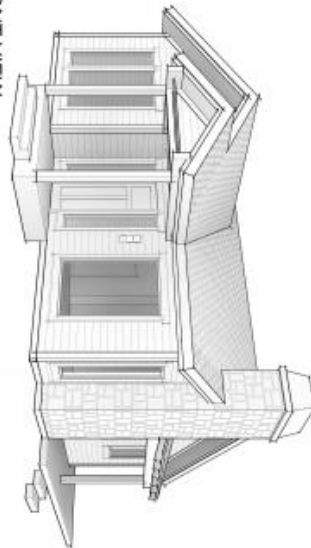


GROVE CABIN MAIN FLOOR
NOT TO SCALE



MATERIALS

FRONT VIEW



REAR VIEW



ILLUSTRATIVE



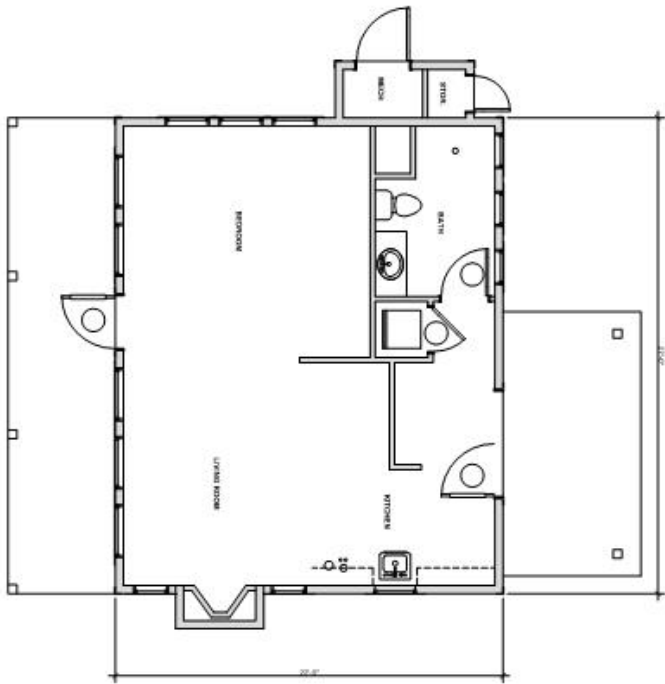
THE BRIDGES WOLF CREEK RESORT

AMENDED PRUD SUBMITTAL
WEBER COUNTY UTAH

DATE	BY	NO.
DESIGNED BY	DATE	NO.
DRAWN BY	DATE	NO.
CHECKED BY	DATE	NO.
APPROVED BY	DATE	NO.
PROJECT NO.		
PROJECT NAME		
GROVE CABIN		
SERIAL NO.		
A1.3		

HOMESTEAD CABIN

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

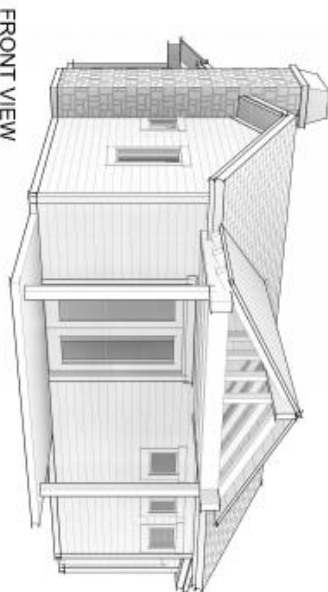


HOMESTEAD CABIN MAIN FLOOR

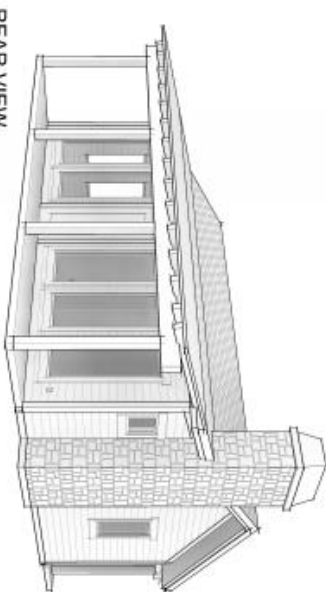
NOT TO SCALE



MATERIALS



FRONT VIEW



REAR VIEW



ILLUSTRATIVE



THE BRIDGES WOLF CREEK RESORT

AMENDED PRUD SUBMITTAL
WEBER COUNTY UTAH



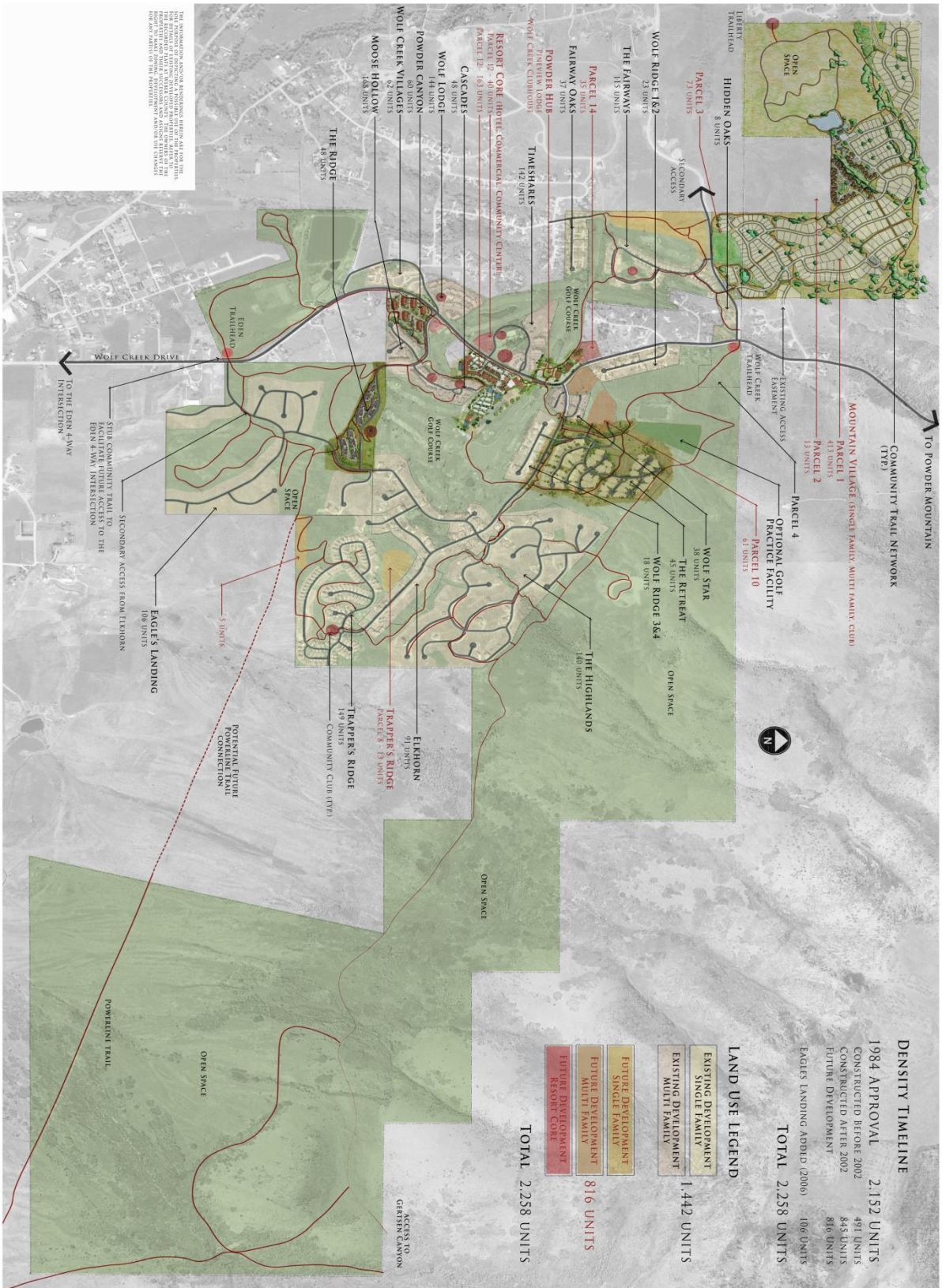
DATE:	NOV 2018
PROJECT NO.:	2018-0001-02
OWNER:	LDG
DESIGNER:	LDG
SCALE:	AS SHOWN
REVISIONS:	
DATE:	
BY:	
CHECKED BY:	
APPROVED BY:	
PROJECT:	WOLF CREEK RESORT
LOCATION:	WEBER COUNTY, UTAH
CLIENT:	LDG

A1.4

Exhibit C-Wolf Creek Zoning Development Conceptual Plan

WOLF CREEK RESORT

FEBRUARY 2016



LANGVARDT DESIGN GROUP

MASTER PLAN

Exhibit D-The Grove Cabins Illustration

