



Staff Report to the Ogden Valley Planning 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, May 22, 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.

Summary and Background

The Planning Division 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 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 amendment will increase the density from the previously approved 364-unit development to a 368-unit development (see Exhibit A for the narrative).

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 Planning Division’s recommendations to ensure that any conditions of the applicable reviewing agencies are strictly adhered to.

Summary of Planning 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.*

Staff Recommendation

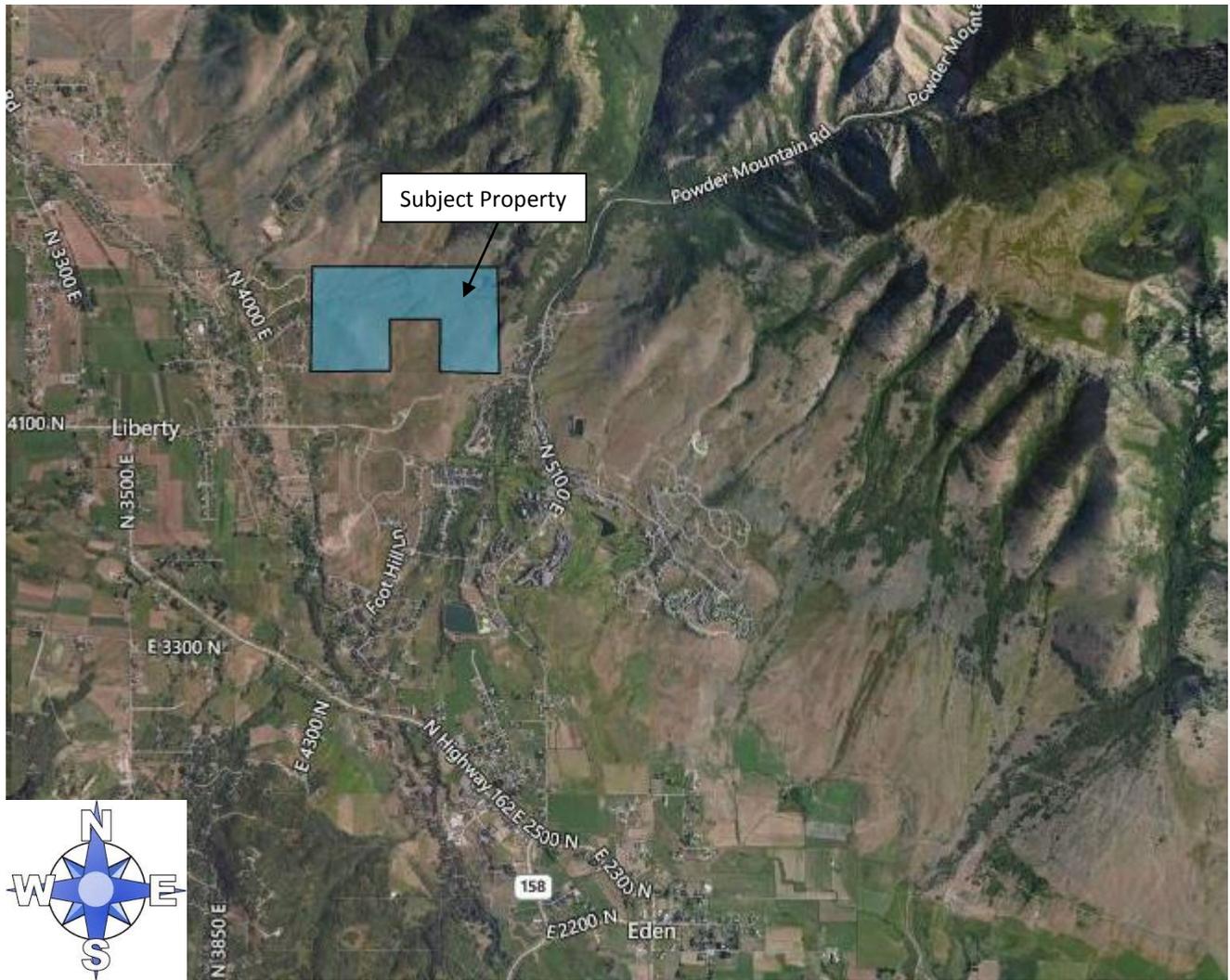
Staff recommends approval of the request for a conditional use amendment for The Bridges at Wolf Creek Resort PRUD located within the approved Wolf Creek Resort Master Development. This recommendation for approval is subject to all review agency requirements and based on the following findings:

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:
 LANGVIARROT 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 DRAINAGE PLAN		
P1.7 CABINS DRAINAGE PLAN		
P1.8 OVERALL EROSION CONTROL PLAN		
P1.9 CABINS EROSION CONTROL 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	
PROJECT NUMBER	C1.1



PRUD DEVELOPMENT DATA
 TOTAL PRUD BOUNDARY AREA: 200.1 ACRES
 ZONE RE-15: 12.5 ACRES
 ZONE FR-3: 1.2 ACRES
 ZONE RE-15: 186.4 ACRES

DATE	10/11/2011
DRAWN BY	JOHN DODD, JR.
CHECKED BY	EL
DESIGNED BY	EL
PROJECT NO.	11-001
CLIENT	WOLF CREEK RESORT
PROJECT LOCATION	WOLF CREEK RESORT
P1.1	

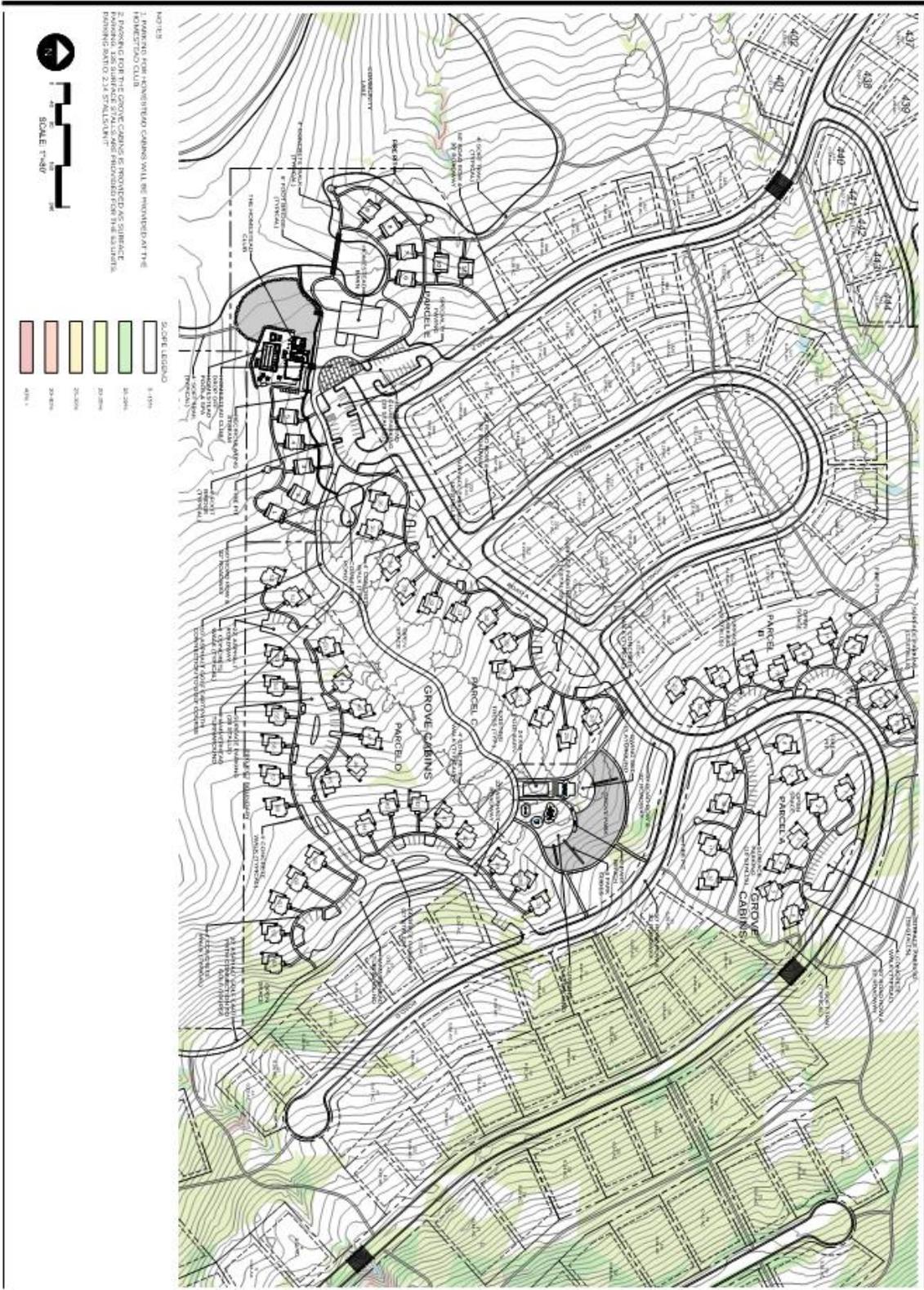


THE BRIDGES

WOLF CREEK RESORT

AMENDED PRUD SUBMITTAL
 WEBER COUNTY UTAH

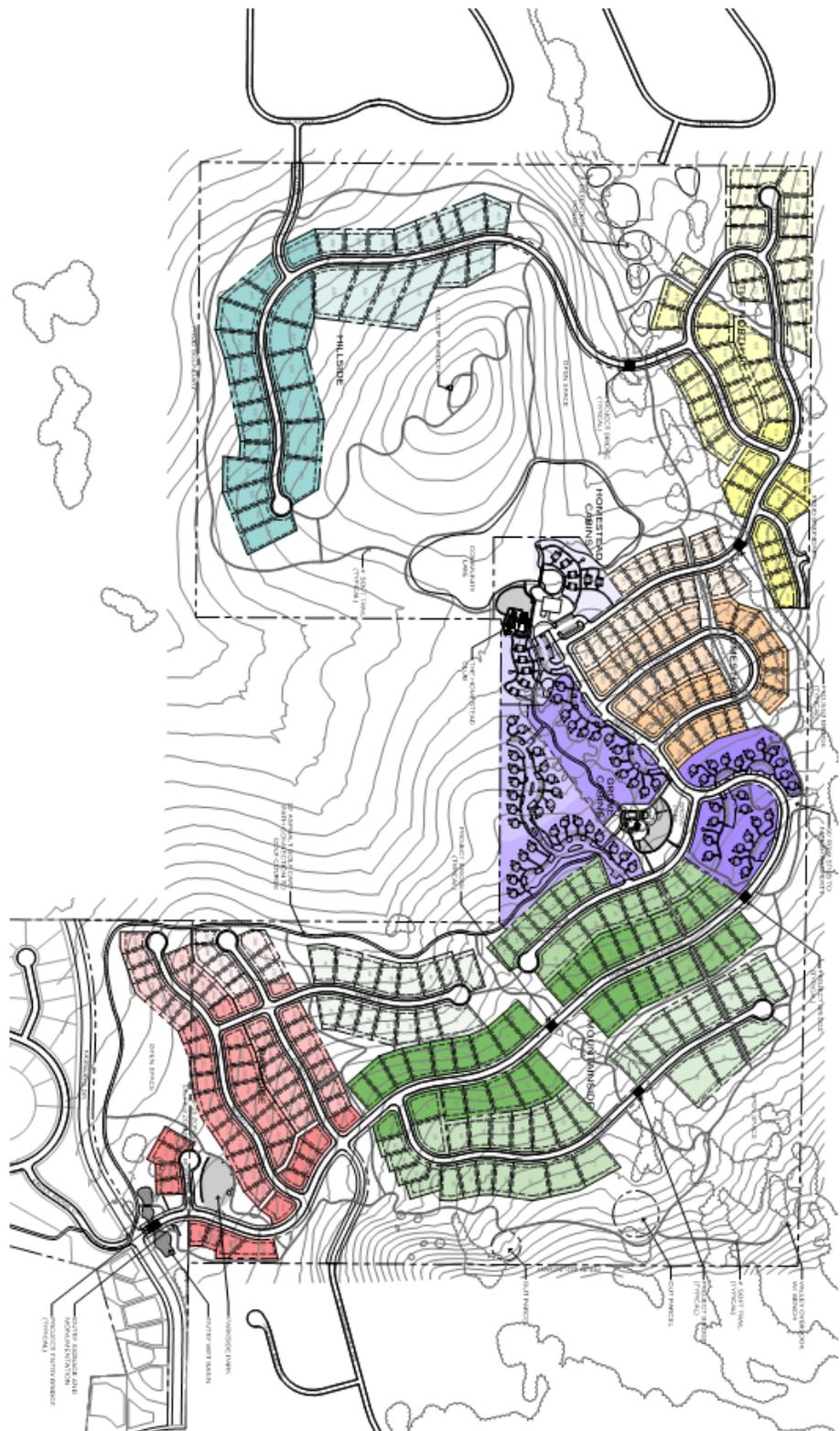




	<h2 style="margin: 0;">THE BRIDGES</h2> <h3 style="margin: 0;">WOLF CREEK RESORT</h3> <p style="font-size: small; margin: 0;">AMENDED PRUD SUBMITTAL WEBER COUNTY UTAH</p>		<p style="font-size: x-large; font-weight: bold; margin: 0;">P1.5</p> <p style="font-size: small; margin: 0;">PROPERTY: GROVE CABINS SLOPE ANALYSIS DATE: 10/20/2023 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: AS SHOWN</p>
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NOTES:
 1. THIS PLAN IS A PRELIMINARY DEVELOPMENT PLAN. THE ACTUAL PHASING AND CONSTRUCTION SEQUENCE SHALL BE DETERMINED BY THE CLIENT AND THE PROJECT TEAM.
 2. PROJECT PHASING WILL BE PHASED AS DEMAND REQUIRES.



PHASING DEVELOPMENT DATA

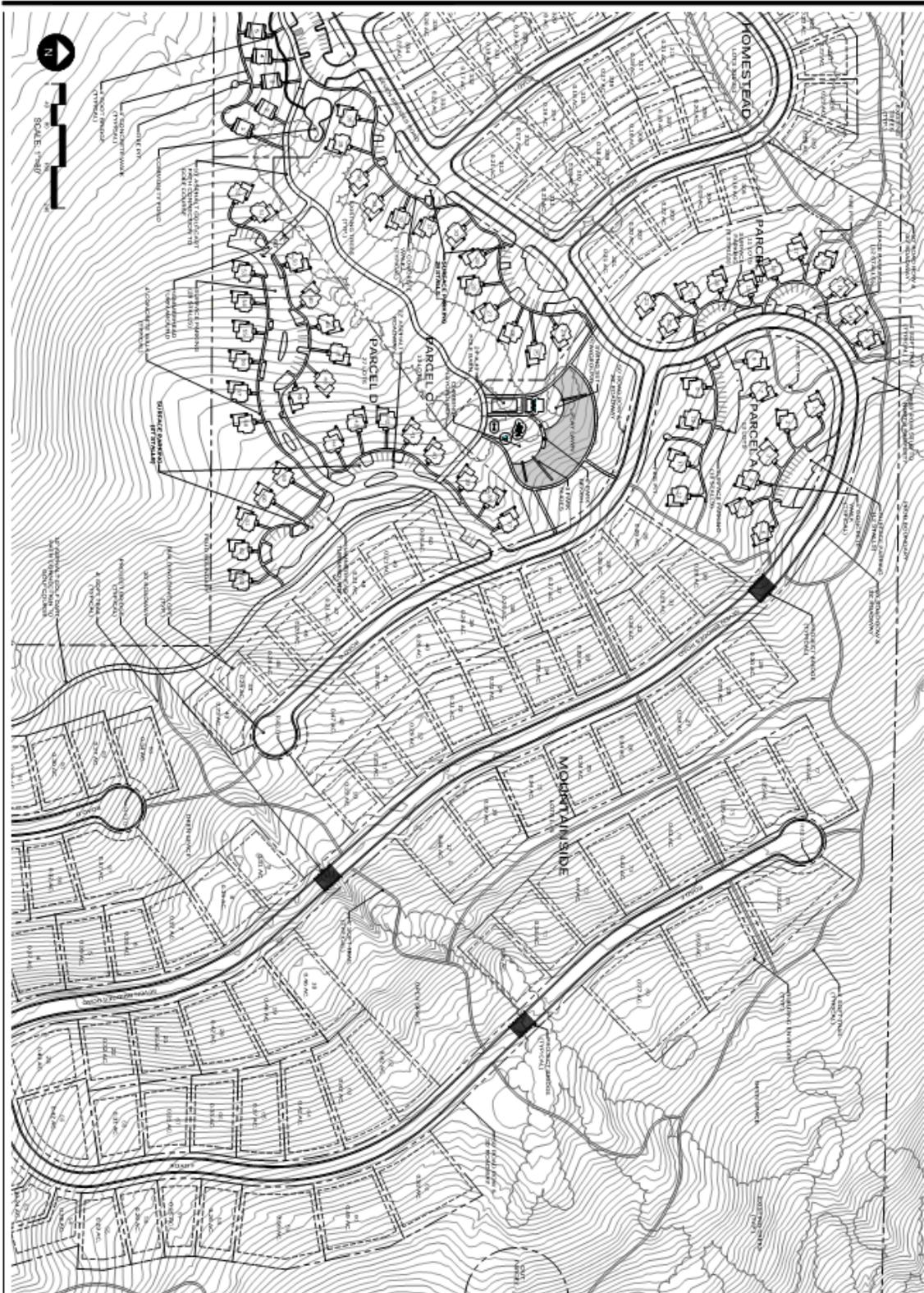
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PHASE 2	[Teal Box]	[Yellow Box]	[Purple Box]	[Green Box]	[Orange Box]
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PHASE 6	[Teal Box]	[Yellow Box]	[Purple Box]	[Green Box]	[Orange Box]

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





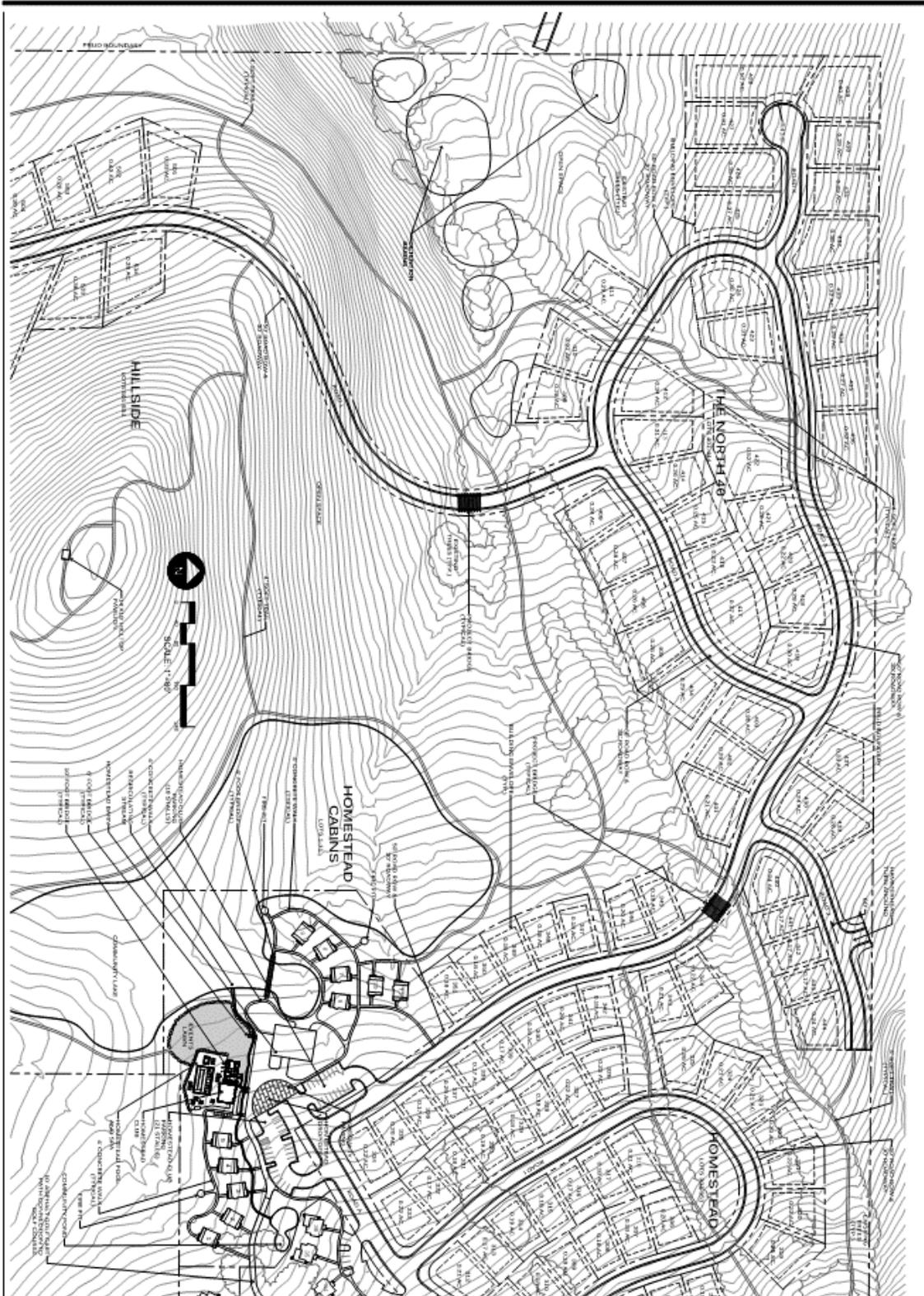
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DESIGNED BY	LDG
DRAWN BY	LDG
CHECKED BY	LDG
SCALE	AS SHOWN
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CLIENT	WOLF CREEK RESORT
PROJECT	THE BRIDGES
PHASE	PRELIMINARY
DESCRIPTION	PRELIMINARY SITE PLAN
PROJECT LOCATION	WOLF CREEK RESORT
PROJECT NO.	P1.10



THE BRIDGES
WOLF CREEK RESORT

AMENDED PRUD SUBMITTAL
WEBER COUNTY UTAH





DATE	NOV 2011
DESIGNER	LDG
PROJECT NO.	2011000002
PROJECT NAME	WOLF CREEK RESORT
CLIENT	LDG
SCALE	AS SHOWN
PROJECT LOCATION	WEBER COUNTY, UTAH
PROJECT STATUS	AMENDED PRUD SUBMITTAL
PROJECT PHASE	PRELIMINARY
PROJECT NO.	P1.11



THE BRIDGES
WOLF CREEK RESORT
 AMENDED PRUD SUBMITTAL
 WEBER COUNTY UTAH



TYPICAL PROJECT BRIDGE



- HORIZONTAL PRESSURE TREATED WOODEN BALUSTS
- PRESSURE TREATED WOODEN POSTS



- LANDSCAPE TO ADJACENT BRIDGE
- HORIZONTAL PRESSURE TREATED WOODEN BALUSTS
- PRESSURE TREATED WOODEN POSTS
- ASPHALT ROADWAY

TYPICAL PEDESTRIAN BRIDGE



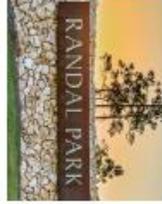
- RUSTIC METAL HAND RAIL
- PRESSURE TREATED WOODEN DECK BOARDS

TYPICAL PAVILION

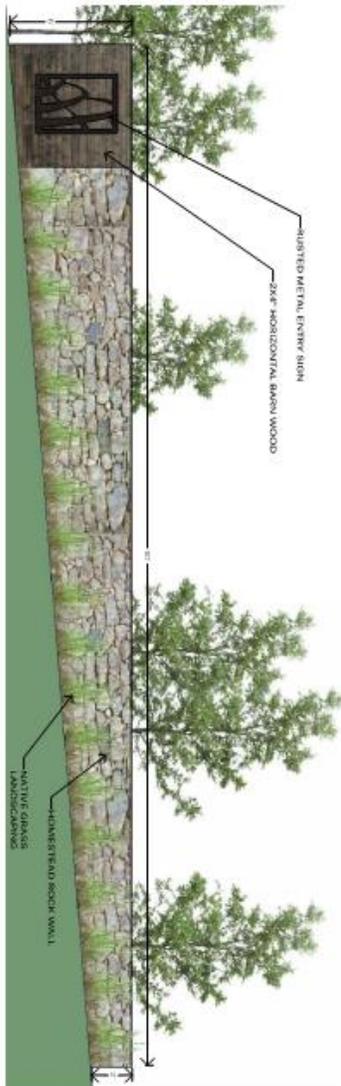


- WOODEN ROOF STRUCTURE
- CONCRETE FOUNDATION

MATERIALS



ENTRY MONUMENT WALL



- RUSTIC METAL ENTRY SIGN
- 2X6 HORIZONTAL BARN WOOD
- HONEYCREAK ROCK WALL
- NATIVE GRASS LANDSCAPING



THE BRIDGES
WOLF CREEK RESORT

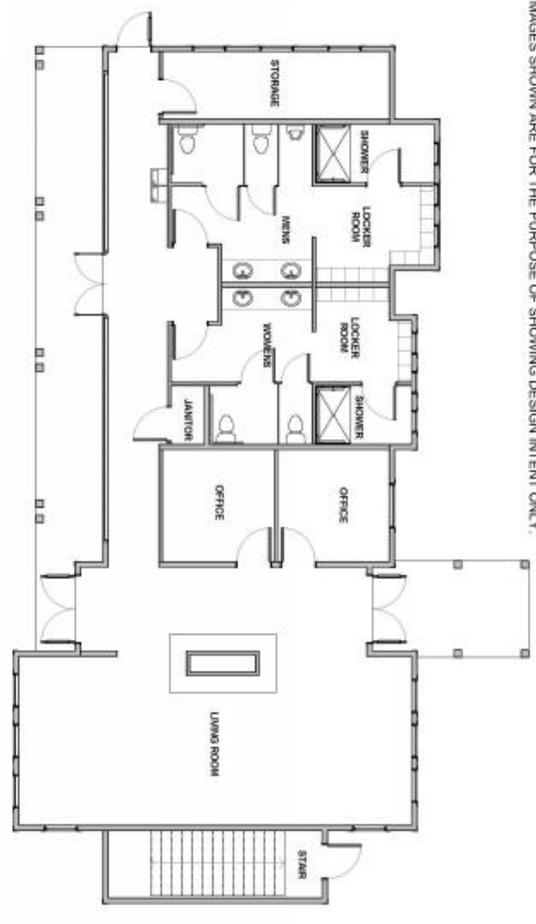
AMENDED PRUD SUBMITTAL
WEBER COUNTY UTAH



DATE	APR 2018
DESIGNED BY	LDG
DRAWN BY	LDG
CHECKED BY	LDG
APPROVED BY	LDG
PROJECT TITLE	SITE ELEMENTS
PROJECT NUMBER	L1.3

HOMESTEAD CLUB

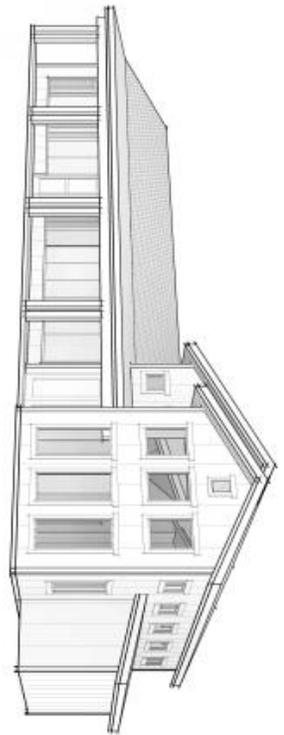
NOTES: IMAGES SHOWN ARE FOR THE PURPOSE OF SHOWING DESIGN INTENT ONLY.



MAIN FLOOR
2,823 SQ. FT.



VIEW LOOKING SOUTHWEST



VIEW LOOKING NORTHWEST

MATERIALS/ ARCHITECTURAL PRECEDENTS



THE BRIDGES WOLF CREEK RESORT

AMENDED PRUD SUBMITTAL
WEBER COUNTY UTAH



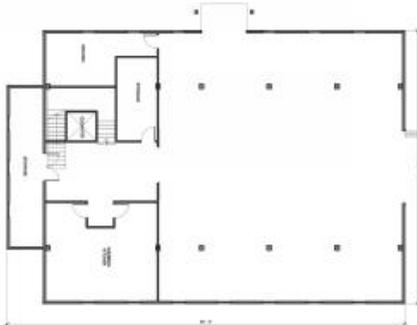
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DRAWN BY	LDG
CHECKED BY	LDG
APPROVED BY	LDG
PROJECT NO.	
PROJECT: HOMESTEAD CLUB DETAIL	
SHEET NUMBER: A1.1	

HOMESTEAD BARN

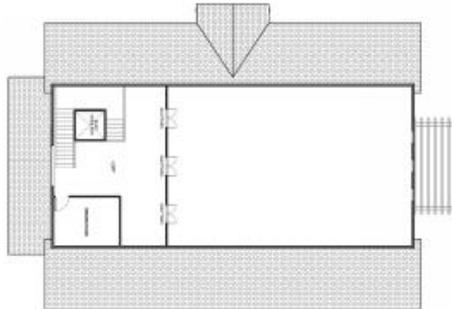
NOTES: IMAGES SHOWN ARE FOR THE PURPOSE OF SHOWING DESIGN INTENT ONLY.



BASEMENT FLOOR
3,262 SQ. FT.

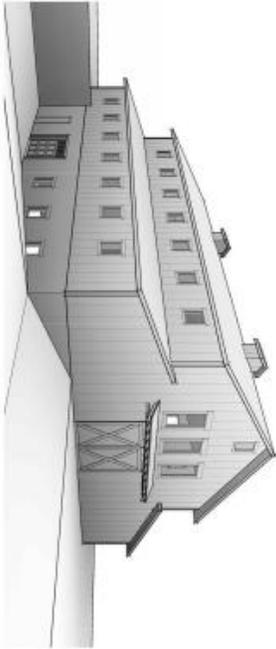


MAIN FLOOR
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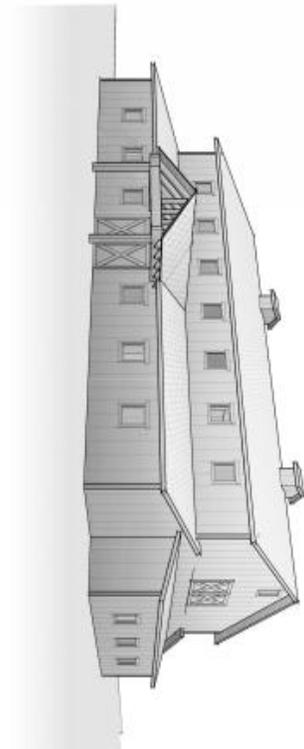


LOFT
868 SQ. FT.

MATERIALS/ ARCHITECTURAL PRECEDENTS



VIEW LOOKING NORTHEAST



VIEW LOOKING SOUTHEAST



THE BRIDGES WOLF CREEK RESORT

AMENDED PRUD SUBMITTAL
WEBER COUNTY UTAH

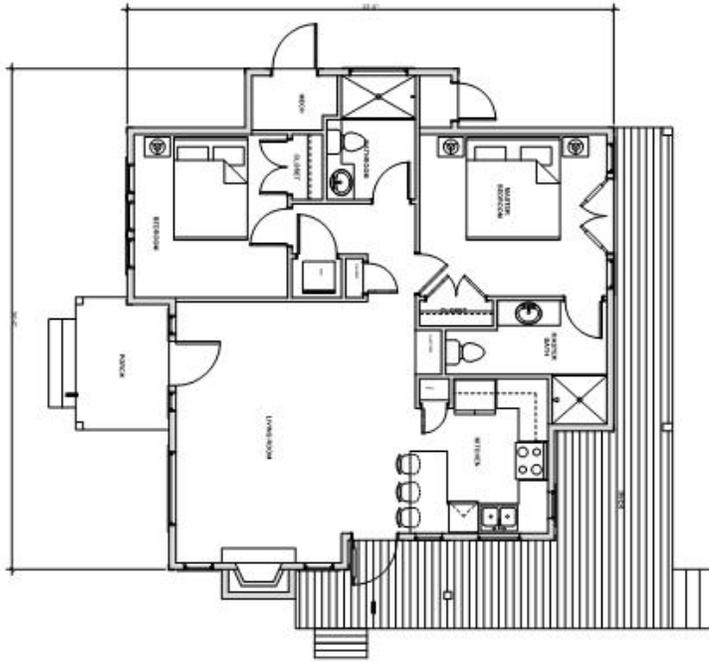


DATE	NOV 2018
PROJECT	WOLF CREEK RESORT
OWNER	WOLF CREEK RESORT
DESIGNER	LDG
PROJECT NO.	18-001
VERSION	01
PROJECT NAME	WOLF CREEK RESORT
PROJECT ADDRESS	1000 WOLF CREEK RD
PROJECT CITY	WOLF CREEK, UT
PROJECT STATE	UTAH
PROJECT ZIP	84088
PROJECT PHONE	435-734-1234
PROJECT FAX	435-734-1234
PROJECT EMAIL	LDG@LDG.COM
PROJECT WEBSITE	WWW.LDG.COM

A1.2

GROVE CABIN

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



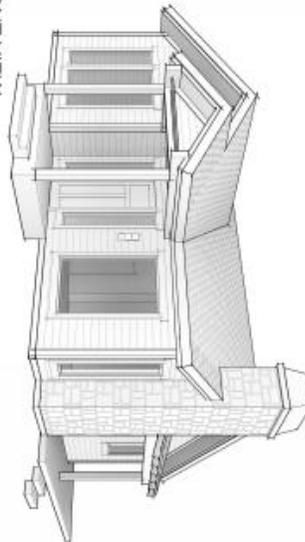
GROVE CABIN MAIN FLOOR

NOT TO SCALE



MATERIALS

FRONT VIEW



REAR VIEW



ILLUSTRATIVE



THE BRIDGES
WOLF CREEK RESORT

AMENDED PRUD SUBMITTAL
WEBER COUNTY UTAH

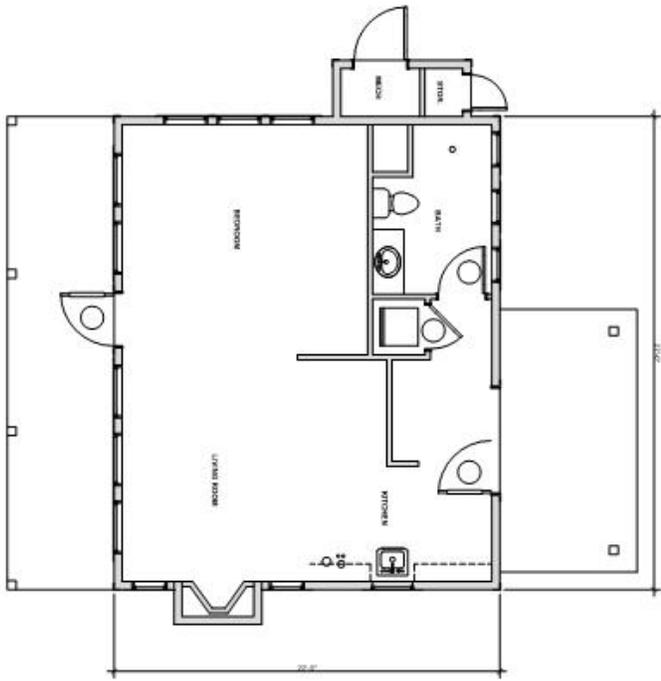


DATE	NOV 2024
DESIGNED BY	LDG
DRAWN BY	LDG
CHECKED BY	LDG
APPROVED BY	LDG
PROJECT NO.	24-0001
PROJECT NAME	GROVE CABIN
CLIENT NAME	LDG

A1.3

HOMESTEAD CABIN

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

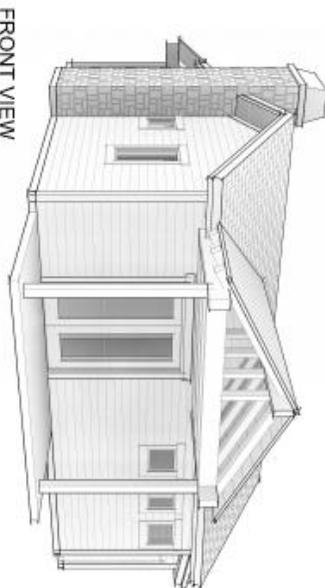


HOMESTEAD CABIN MAIN FLOOR

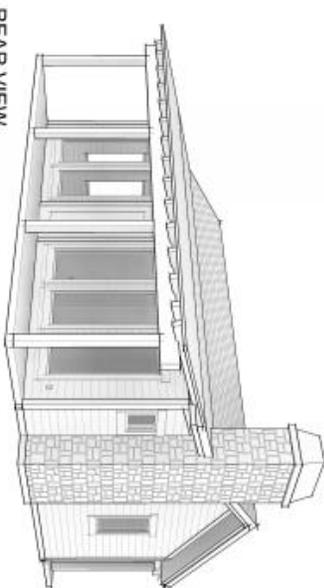
NOT TO SCALE



MATERIALS



FRONT VIEW



REAR VIEW



ILLUSTRATIVE



THE BRIDGES WOLF CREEK RESORT

AMENDED PRUD SUBMITTAL
WEBER COUNTY UTAH



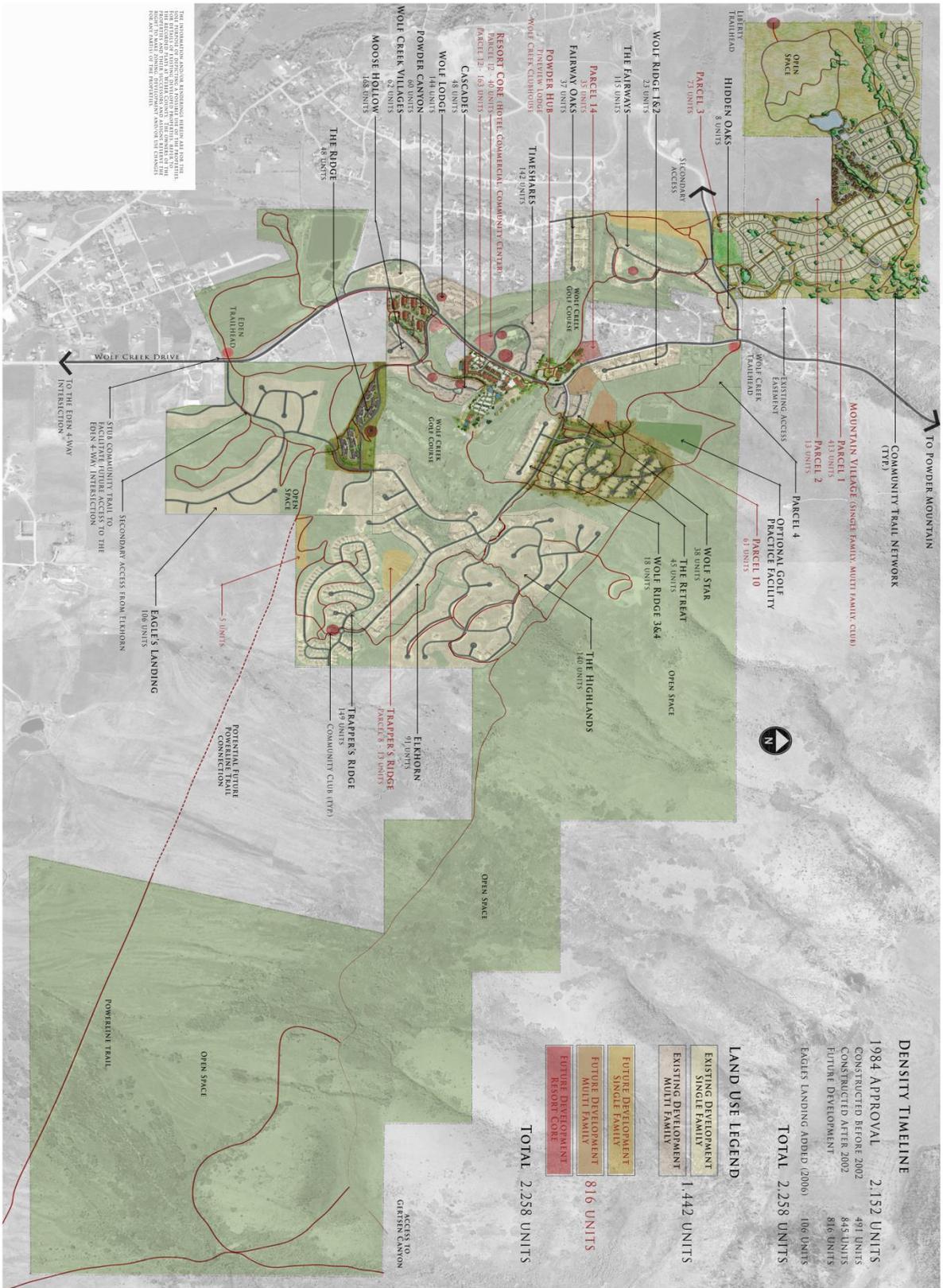
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PROJECT NO.:	2018-0001-02
DESIGNER:	LDG
CLIENT:	LDG
LOCATION:	LDG
PROJECT:	LDG
SCALE:	LDG
DATE:	LDG
PROJECT NO.:	LDG
DESIGNER:	LDG
CLIENT:	LDG
LOCATION:	LDG
PROJECT:	LDG
SCALE:	LDG
DATE:	LDG

A1.4

HOMESTEAD CABIN
REAR VIEW

WOLF CREEK RESORT

FEBRUARY 2016



LANGVARDT DESIGN GROUP

MASTER PLAN

Exhibit D-The Grove Cabins Illustration

