

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.