

Weber County Conditional Use Permit Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) Bridges Holding Company LLC		Mailing Address of Property Owner(s) 3718 N Nordic Valley Drive Eden UT 84310	
Phone 8014301507	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address (required) john@wolfcreekresort.com			

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) The Householder Group LLC - Eric Householder		Mailing Address of Authorized Person 3718 N Nordic Valley Drive Eden UT 84310	
Phone 8013890040	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Email Address eric@thg-cs.com			

Property Information

Project Name The Bridges at Wolf Creek Resort	Total Acreage 262	Current Zoning RE-15, FR-3
Approximate Address 4920 East Fairways Drive Eden UT 84310	Land Serial Number(s) 220170020, 220060033, 220060004, Parkside Phase 1 (223470001-0015) and Mountainside Phase 1 (223480001-0025)	

Proposed Use
Master Planned Community Real Estate Development

Project Narrative

Please see the attached narrative.

Basis for Issuance of Conditional Use Permit

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.

Please see the attached narrative.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

Please see the attached narrative.

The Bridges at Wolf Creek Resort
Planned Residential Unit Development (PRUD)
Conditional Use Permit (CUP) Amendment Application
April 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 cabins that range from 594 to 896 SF. 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.

Property Owner Affidavit

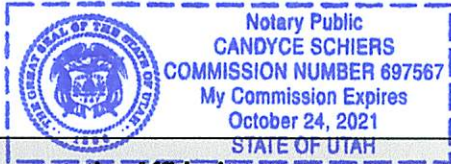
I (We), BRIDGES HOLDING COMPANY LLC, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.



(Property Owner)

(Property Owner)

Subscribed and sworn to me this 13TH day of April, 20 18.





(Notary)

Authorized Representative Affidavit

I (We), BRIDGES HOLDING COMPANY LLC, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), ERIC HOUSEHOLDER, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.



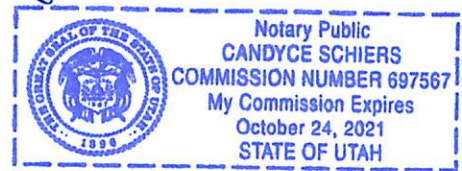
(Property Owner)

(Property Owner)

Dated this 13TH day of April, 20 18, personally appeared before me JOHN L LEWIS, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



(Notary)





Weber County Corporation

Weber County
2380 Washington Blvd
Ogden UT 84401

Customer Receipt	
Receipt Number	74238

Receipt Date
04/13/18

Received From:
Bridges of Wolf Cree

Time: 14:18
Clerk: tbennett

Description	Comment	Amount
CUP	CUP	\$50.00
CUP	CUP	\$200.00

Payment Type	Quantity	Ref	Amount
CHECK		1150	

AMT TENDERED: \$250.00
 AMT APPLIED: \$250.00
 CHANGE: \$0.00