

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 05/30/2019	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) The Retreat at Wolf Creek LLC		Mailing Address of Property Owner(s) PO Box 372 Eden, Utah 84310	
Phone 801-382-9340	Fax		
Email Address (required) kyle@redcouth.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Kyle Ashworth or Michael Brenny		Mailing Address of Authorized Person PO Box 372 Eden, Utah 84310	
Phone 801-382-9340	Fax		
Email Address kyle@redcouth.com, mike@utahflipper.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name The Retreat Condominiums	Total Acreage 10.92	Current Zoning FR3
Approximate Address 5230 East 3900 North Eden, Utah 84310	Land Serial Number(s) 22-016-0093	

Proposed Use
Residential condominium subdivision situated within the Wolf Creek Resort overlay

Project Narrative

The Retreat at Wolf Creek, condominium project is a proposed 61-unit PRUD situated in Eden, Utah. The development includes a mountain modern style construction with architectural designs favoring the open mountain and Ogden Valley views. Utilizing a mix of woods, stones and glass, these condominiums add an elegant and natural look to Wolf Creek's overall feel.

The units within the The Retreat at Wolf Creek Condominiums offer two floor plan options, with varying exterior elevations. Model A is a 2400 square foot unit and Model B is a 1700 square foot unit. Both models feature two car garages, two-car driveway and private road access.

The project consists of 10.92 acres of hillside property, utilizing the highest parts of the property for development. Approximately 7.50 acres of the 11 acre site will be left in natural vegetation or native/drought resistant grasses and flowers. A trail system will also be installed to access the hillside and for recreation. The developer, with support of the Wolf Creek Water and Sewer SSD, and the Wolf Creek Master HOA, is proposing a reduction in the landscape requirements (allowable within the PRUD) to conserve secondary water resources for this project.

The developer has completed a geological hazard study on this site, the preliminary engineering and design, and submitted to Wolf Creek Water and Sewer SSD a landscape design plan to estimate overall secondary water usage.

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.

Developer anticipates no negative impacts of this development.

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

This subdivision meets the intent of the zone in which it is located and the ordinances that governs its approval.

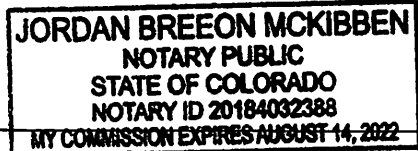
Property Owner Affidavit

I (We), The Retreat at Wolf Creek 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.

Susan Cofano
(Property Owner) The Retreat at Wolf Creek LLC
By: Susan J. Cofano, its Manager

(Property Owner)

Subscribed and sworn to me this 30 day of May, 2019.



[Signature]
(Notary)

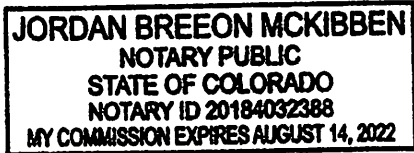
Authorized Representative Affidavit

I (We), The Retreat Wolf Creek LLC, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Kyle Ashworth or Michael Brenny, 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.

Susan Cofano
(Property Owner) The Retreat at Wolf Creek LLC
By: Susan J. Cofano, its Manager

(Property Owner)

Dated this 30 day of May, 2019, personally appeared before me Susan J. Cofano, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



[Signature]
(Notary)