

Conditional Use / Amended PRUD Application
The Pointe at Wolf Creek Resort
May 2021

Property Owner Contact Information

Property Owner(s)

The Pointe at Wolf Creek LLC (22-016-0034)
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Property Information

Project Name

The Pointe at Wolf Creek Resort

Total Acreage

3.25

Current Zoning

FR-3

Approximate Address

3835 North Wolf Creek Drive, Eden UT 84310

Land Serial Number(s)

The Pointe at Wolf Creek LLC (22-016-0034)

Proposed Use

Multifamily

Project Narrative

The Pointe at Wolf Creek is a multifamily project outlined in the Wolf Creek Resort Zoning Development Agreement (ZDA). The Planned Residential Unit Development (PRUD) was previously approved as part of the Worldmark plan. We are requesting the amendment to accommodate a building layout change needed to comply with current fire code. The three buildings will consist of 16 units each (48 total) ranging from 805 to 2,625 SF condos. Nightly rentals will be permitted.

The development site will consist of 3.25 acres, 1.07 acres of open space and contain 103 parking stalls. All lighting will be dark sky compliant and there will be an entry monument sign. Landscaping is designed to buffer the project from the Wolf Creek Golf Course and is shown in the exhibit.

The Wolf Creek Water and Sewer Improvement District will be providing culinary, secondary and sewer services.

The Amended PRUD application exhibit illustrates the building elevations with exterior finishes, the site improvement and landscaping plans, etc.

Reasonably anticipated detrimental effect 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 ordinances, standards and regulations will be followed during and after construction is completed.

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 FR-3 ordinance allows Planned Residential Unit Developments (PRUD) and this project location is outlined in the Wolf Creek Resort ZDA. All Weber County ordinances, standards and regulations will be followed.