

The Ridge at Wolf Creek Resort
Amending Zoning Development Agreement #C2006-62
October 2013

Project Narrative

Capon Capital LLC, the new owner/developer on this property is requesting a modified site plan for this project. The 2006 rezone approved 48 units, dispersed in 24 townhome structures within the 14.46 acres. Each townhome was to be constructed with a three-story floor plan. This would have resulted in the structures pushing up to the maximum height allowed per the zone, or near 35 feet, as defined by the General Provisions section of the Weber County ordinance.

The proposed modified site plan would reduce the total number of structures. The new plan does not request additional units, but instead of having 24 townhome buildings, there would be 12, four-plex structures on the site. The proposed buildings would be constructed with a two-story floor plan, along with more horizontal roof line, that would provide a maximum height of approximately 26 feet. The multifamily development follows the Mountain Modern architectural style.

In conclusion, the developer believes that this new concept is superior to the plan that was approved in 2006. Not only has the number of structures been reduced, but also the overall vertical massing and height of each building is significantly less. For comparison purposes, attached are both the previously approved and proposed concepts.

Enclosed

- The approved 2006
 - Rezoning site plan for the townhomes
 - Building elevation
 - Building materials
- The 2013 proposed
 - Site plan
 - Building elevations with materials

Exhibit B

Wolf Creek

RESORT

THE TOWNHOMES @ EAGLES LANDING

48 DUPLEX UNITS

MARCH 10, 2006

Subject to revision pending formalization of developer agreement with Weber County.



EXISTING WOLF CREEK GOLF COURSE



POTENTIAL ROUND ABOUT

ELKRIDGE TRAIL

OPEN SPACE
2.34 ACRES

510'

250'

PROPOSED DUPLEX TOWNHOMES

PROPOSED DUPLEX TOWNHOMES

SHARED DRIVEWAY

MOOSE HOLLOW DRIVE

HOLE 1 - PAR 3

HOLE 3 - PAR 4

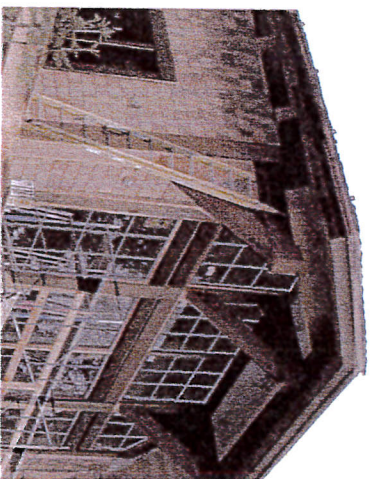
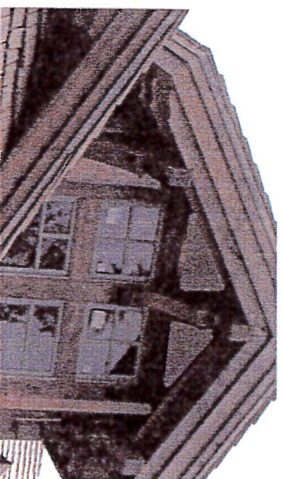
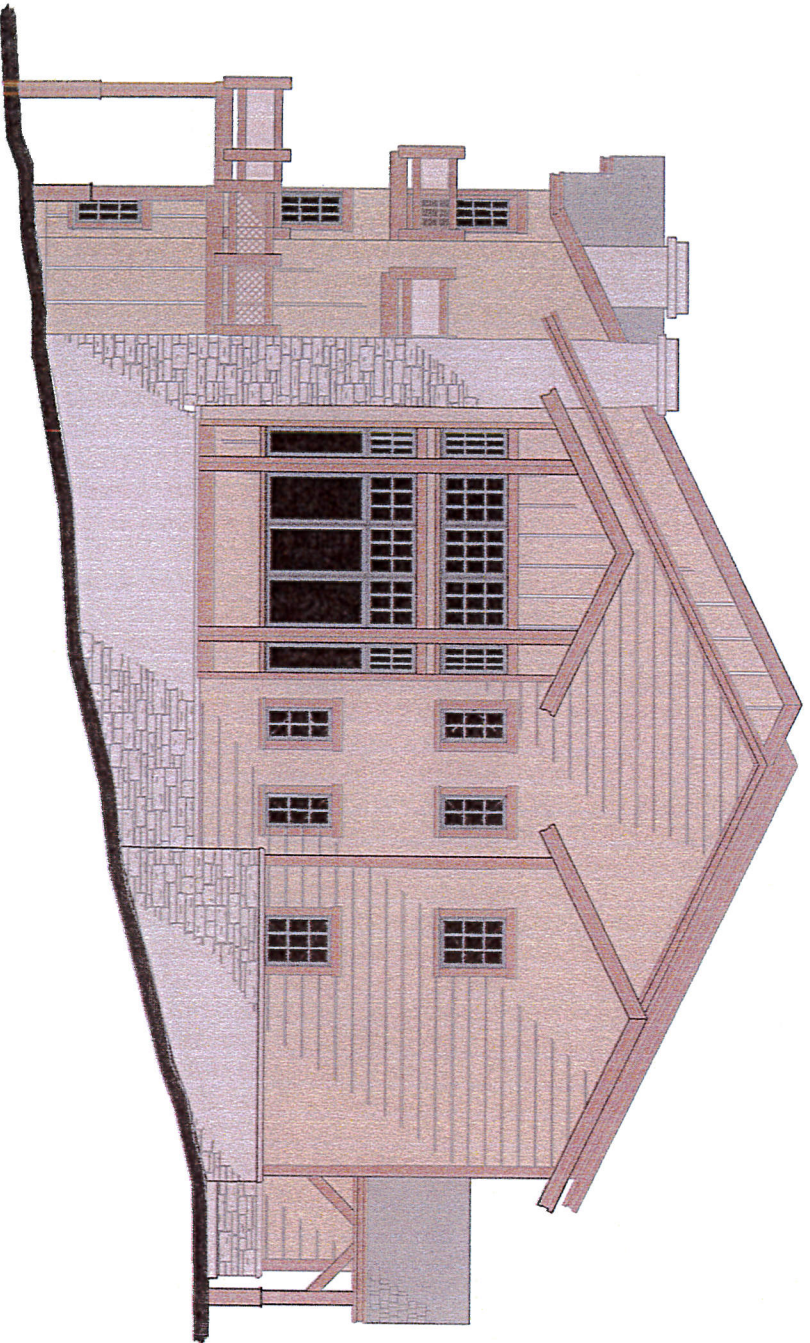
HOLE 4 - PAR 4

HOLE 2 - PAR 5

TO MOOSE HOLLOW

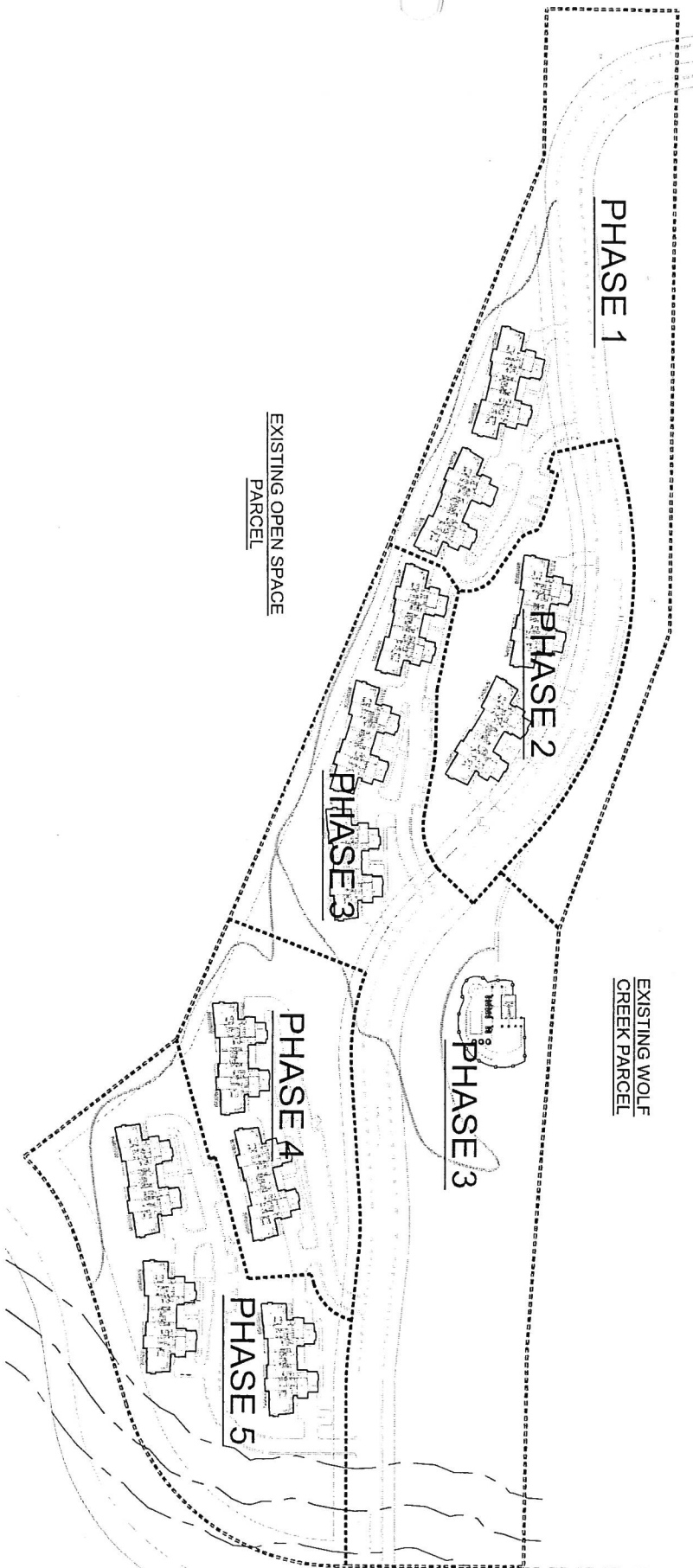
POTENTIAL LANDSCAPE ISLAND AND GOLF CART CROSSING

February 6, 2006



Townhouse Elevations
Sun Valley Meadows

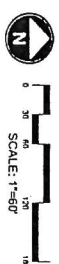
Wolf Creek
RESORT



PHASING NOTE:
 1. PHASE BOUNDARIES ARE APPROXIMATE AND MAY BE ADJUSTED PER MARKET CONDITIONS OR INFRASTRUCTURE FEASIBILITY. ALL PHASE OF DEVELOPMENT WILL BE CONSTRUCTED TO PROVIDE MINIMUM STANDARDS FOR FIRE SAFETY AND INFRASTRUCTURE REQUIREMENTS.

PHASE DATA:
 PHASE 1: 8 UNITS / 21 PARKING STALLS
 PHASE 2: 8 UNITS / 28 PARKING STALLS
 PHASE 3: 12 UNITS / 29 PARKING STALLS & POOL/SPA FACILITY
 PHASE 4: 8 UNITS / 21 PARKING STALLS
 PHASE 5: 12 UNITS / 31 PARKING STALLS

DEVELOPMENT DATA:
 -PROJECT AREA: 16.03 ACRES
 -PROPOSED USES: 48 TOWNHOME UNITS (12 - 4 PLEX UNITS) 500 S.F. POOL HOUSE W/ POOL, SPA AND POOL DECK
 -PARKING: 130 TOTAL
 -48 GARAGE STALL
 -48 DRIVEWAY SPACES
 -34 GUEST/POOL SURFACE STALLS
 -OPEN SPACE: 10.11 AC. (63.10%)

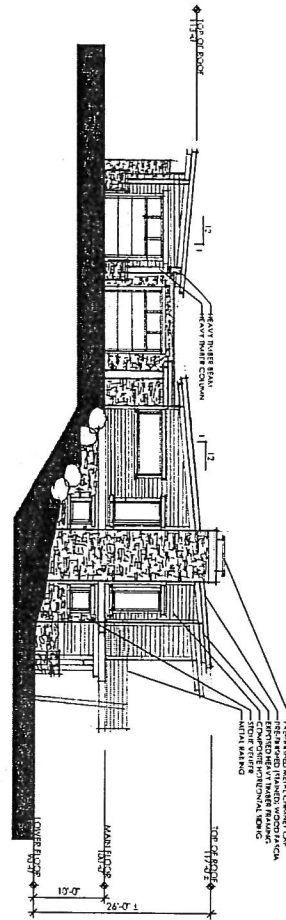


THE RIDGE TOWNHOMES

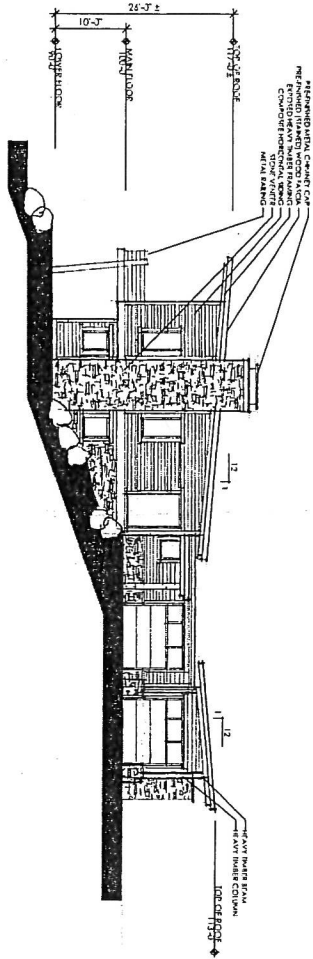
WEBER COUNTY, UT

<p>PRJLD APPROVAL WEBER COUNTY, UT</p>	<p>DATE: OCTOBER 2013 PROJECT: J24 DRAWN BY: MP REVIEW BY: E VERSION: PRJLD</p>	<p>SHEET TITLE: OVERALL PHASING PLAN SHEET NUMBER: P1.0</p>
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Exhibit E



① WEST ELEVATION
SCALE: 1/8" = 1'-0"



② EAST ELEVATION
SCALE: 1/8" = 1'-0"

<p>PROJECT: THE RIDGE TOWNHOMES</p> <p>DATE: 10/28/13</p> <p>TITLE: EXTERIOR ELEVATIONS</p>	<p>REV. DATE</p>			<p>THE RIDGE TOWNHOMES</p> <p>WEBER COUNTY, UTAH</p>	<p>BERTOLDI ARCHITECTS</p> <p>ARCHITECTURE • PLANNING • INTERIORS</p> <p>2726 HARRISON BLVD. CO. DEN, UT PH. 801.476.4330</p>
<p>AE-201</p>					

