

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

Project Narrative

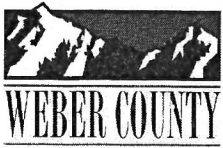
Capon Capital LLC, the new owner/developer on this property is requesting a modified site plan for this project. The 2006 rezone approved 48 units, dispersed in 24 townhome structures within the 14.46 acres. Each townhome was to be constructed with a three-story floor plan. This would have resulted in 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 purposed 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



WEBER COUNTY CMS RECEIPTING SYSTEM
OFFICIAL RECEIPT

*** REPRINT ***

Date: 28-OCT-2013

Receipt Nbr: 2239

ID# 15541

Employee / Department: ANGELA - 4181 - PLANNING

Monies Received From: LEWIS HOMES

Template: PUBLIC WORKS

Description: AMEND ZONING DEVELOPMENT

The following amount of money has been received and allocated to the various accounts listed below:

Total Currency	\$	_____	.00
Total Coin	\$	_____	.00
Total Debit/Credit Card	\$	_____	.00
Pre-deposit	\$	_____	.00
Total Checks	\$	_____	100.00
Grand Total	\$	=====	100.00

Account Number	Account Name	Comments	Total
2013-08-4181-3419-0550-000	ZONING FEES		100.00
TOTAL \$			100.00

Check Amounts

100.00

Total Checks: 1

Total Check Amounts: \$ 100.00

*** SAVE THIS RECEIPT FOR YOUR RECORDS ***