

Wolf Creek Resort
Zoning Development Agreement Amendment
Master Planned Development Overlay Zone
REVISED - July 2022

Project Narrative

Describing the project vision

The Zoning Development Agreement (ZDA) for Wolf Creek Resort was first established with Weber County in the early 1980s. The master plan has been altered and updated many times since it was originally approved. The intent of this request is to provide land use zoning in the commercial core area on newly acquired property and to incorporate both the Eagle Crest and Cobabe Ranch projects into the Wolf Creek Resort ZDA. The request also changes privately owned property in the Elkhorn Subdivision from RE-15 to O-1.

NO ADDITIONAL DENSITY is being requested with this zoning application. In conjunction with the underlining entitlements on properties outside of the Wolf Creek ZDA boundary, the request outlines the reallocation of density from the resort core to the Eagles Crest and Cobabe Ranch developments with an amended Zoning Development Agreement. The proposed changes will increase the Open Space acreage at the resort which is illustrated in the revised Master Open Space Plan exhibit.

The enclosed exhibits show the current and the proposed zoning changes at each project location. The Exchange is the commercial core of the resort. It contains restaurant, event, retail and office space. A condo hotel is part of the design plan consisting of 144 units in a 12 building phased layout. Along with the surrounding community, these condos contain the beds that will support the economic feasibility of the commercial and event activities. The Exchange is within the service area boundary of the Wolf Creek Water and Sewer Improvement District and will provide services when additional water source capacity becomes available.

Eagle Crest is on property that was part of the approved Eagles Ridge Planned Residential Development (PRUD) plan. The extension of Fairways Drive, which will connect 4100 North to Powder Mountain Road, goes through this area and is located west of the Fairways and south of the Bridges communities. The Master Planned Development Overlay Zone (MPDOZ) is now being proposed.

UPDATE: Concept plan revisions have been made by the owner after multiple community discussions which led to a design compromise. A summary of the changes are as follows;

- The storage facility component with 193 units north of Fairways Drive has been REMOVED and replaced with 10, 12 plex condo buildings (120 units). The extra 80 entitlements needed to support these units will come from TDRs.
- South of Fairways Drive, the 64 apartments and 48 townhomes were replaced with 72 townhomes. The layout of the units were pushed north to provide additional buffer space from the Eagle Ridge homesites.
- Owner has agreed the units will not permit short term rentals.

With this design change, the PRUD for Eagles Ridge will be updated to reflect the revised concept. The Wolf Creek Water and Sewer Improvement District and will service the project when additional water source capacity becomes available.

Cobabe Ranch is located south of Trapper's Ridge and east of the Eagles Landing neighborhoods. The project is made of 18 three-acre homesites, 15 two-acre lots and 68 townhome units. The Master Planned Development Overlay Zone (MPDOZ) is being proposed to support variances to Weber County improvement standards. These include alternative parking standards, reduced front setbacks, lot size and widths, rolled curb and gutter, which are illustrated in the preliminary subdivision plans. To match the short term rental policy at Trapper's Ridge, the townhomes will require a three night minimum stay. Eden Water Works will provide culinary water, secondary will come from the Ogden Valley Canal and sewer will be treated by the Wolf Creek Water and Sewer Improvement District.