

## ***The Bridges at Wolf Creek Resort***

*Planned Residential Unit Development (PRUD)*

*Conditional Use Permit (CUP) Amendment Application*

March 2024

### **Project Narrative**

#### **Why the Amendment Request**

The original Conditional Use Permit for The Bridges PRUD was approved in 2016. Since that time, Parkside (Phases 1, 2, 3) Mountainside (Phases 1 and 2) and Grove Cabins Phase 1 communities have been recorded.

The Bridges project is made up of RE-15, FR-3, FV-3 and RE-20 zoned parcels. The new layout includes a secondary reuse reservoir for the Wolf Creek Water and Sewer Improvement District.

#### **Development Description**

The Bridges is a 306 acre, 426-unit master-planned project within Wolf Creek Resort in Eden Utah. The development consists of six communities with an assortment of housing options. The Parkside and Homestead neighborhoods will be single family homes with various models ranging from approximately 1,500 SF to 3,500 SF. The Mountainside, The North 40, and Hillside neighborhoods will be single-family building lots that will allow homes up to 5,000 SF. The Grove Cabins are 964 SF. The CC&Rs for the residential homes will require outside Dark Sky-compliant fixtures.

An extensive 7-mile pathway system, using a combination of both asphalt and soft trails, will circulate throughout the development. The project has allocated approximately 169 acres of open space/common area with pathways connecting all areas communities to the three neighborhood parks. The Bridges project is anchored by the Homestead Club. These amenities feature a community event space, a swimming pool, and a recreational lawn. Parking will be provided adjacent to the Club.

Water and sewer utility services will be provided by the Wolf Creek Water & Sewer Improvement District. The Covenants, Conditions, and Restrictions (CC&Rs) in each neighborhood will mandate landscaping design and practices to help regulate secondary water consumption.

**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.**

All Weber County standards and practices will be observed.

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

The Ogden Valley General Plan supports recreation resort development. The Bridges at Wolf Creek has designed clustered community neighborhoods to preserve open space with an extensive project trail system.