

May 16, 2014

Weber County Planning Division
2380 Washington Blvd #240
Ogden UT 84401-1473

Re: Wolf Creek Zoning Development Agreement

Planning Staff,

Wolf Creek Resort was originally master planned in 1982. Since that time, the project has been managed by different development groups and has filed for bankruptcy on three separate occasions. The most recent occurred in 2010, when Wolf Creek Properties LC, filed for chapter 11 bankruptcy protection. In June of 2012, the undeveloped parcels and buildings owned by Wolf Creek Properties went up for sell at a public auction. Some parcels were sold but the majority of the real estate went back to the individual creditors.

Prior to the bankruptcy in 2010, single ownership of the resort gave the developing managers flexibility to move entitlements around from different project areas. With the past construction that has occurred between the approval of the 2002 Zoning Development Agreement (ZDA) and the bankruptcy, some individual projects exceed, or used less than, the units allowed according to the agreement. Using the ZDA as the starting point, the Wolf Creek Stakeholders (WCS), who are identified below, are requesting to make allocation changes to the number of units that can be developed in each zone. The 2002 ZDA had 492 "unassigned" units that were not tied to a particular zoning group. This request will place these unassigned entitlements within existing zoning that can support the density.

This request is not a rezone application. A formal rezone submittal will go through the county process at a later date to reclassify property within the resort. However, the WCS members would like to incorporate changes in the agreement to reflect current zoning as some ordinances have changed "Uses" or have been removed altogether. The overall total density for Wolf Creek will not increase but the updated figures reflect the incorporation of the Eagles Landing project, which brought 106 entitlements to the master plan in 2006 (2,152 to 2,258 units). This allocation update action is the first step in revising the Wolf Creek Resort Master Plan.

The Open Space requirements that are outline in the 2002 ZDA will not be altered. It is recommended that the FRC-1 zone identified in the agreement gets changed to FR-1 as FRC-1 is no longer an active ordinance. It is also suggested that the CV-2 zone will become CVR-1 to give the property owner the ability to use the entitlements outlined in the agreement. As illustrated in the 2002 ZDA, the agreement gave Wolf Creek Properties specific Uses that are not consistent with CV-2 zoning. Changing to CVR-1 could provide the property owners many of the

intended Uses such as a Condo Hotel. It is suggested that the remaining entitlements be allocated as follows;

2002 ZDA				Developed Today	2014 ZDA			
Zone	Total Acres	Undeveloped	Units		Zone	Total Acres*	Undeveloped*	Units
O-1	1,731.45	1,731.45	0	0	O-1	1,731.45	1,731.45	0
CV-2	21.12	21.21	250	0	CVR-1	26.65	19.61	237
FR-3	160.47	136.92	704	870	FR-3	175.21	23.91	1,004
RE-15	517.56	444.35	664	509	RE-15	685.53	260.97	941
RE-20	46.94	35.75	28	63	RE-20	46.94	0.00	63
FV-3	40.00	40.00	13	0	FV-3	40.00	40.00	12
AV-3	84.74	84.74	0	0	AV-3	77.75	62.94	0
FRC-1	9.11	9.11	1	0	FR-1	9.11	9.11	1
	Assigned Units		1660	1,442	2014 Remaining Units			816
Project Totals	2,611.39	2,503.53	2,152		Project Totals	2,792.64	2,147.99	2,258

*All updated acreages are approximate and have been determined using a combination of county records and previous surveying work

As noted above, the amendment to the ZDA is only the first step in updating the Wolf Creek Master Plan. With the restructured distribution of entitlements, a new plan can be discussed and produced by the WCS. After presenting the changes in the public rezoning process, a new ZDA will be produced to direct future development within the resort.

Members of the 2014 Wolf Creek Stakeholders include; Doug Bowers and Joe Johnsen with KRK Wolf Creek LLC, John Lewis and Joe Buchanan with Capon Capital LLC, Howard Schmidt with Eden Valley Development LLC, Russ Watts with Eden Village LLC, Mike Olsen, Representing America First Federal Credit Union, Greg Mauro and Paul Strange with Summit Mountain Holding Group LLC, Alan Elliott with Trendwest Resorts Inc. and Rob Thomas with the Wolf Creek Water & Sewer Improvement District.

Sincerely,



Eric Householder
The Householder Group LLC

Encl:

- 2014 Resort ZDA/Development Spreadsheets
- 2002 Zoning Development Agreement
- 2007 Wolf Creek Resort Zoning Map
- Wolf Creek Conceptual Master Plan
- Wolf Creek Open Space Master Plan




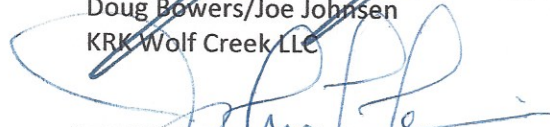
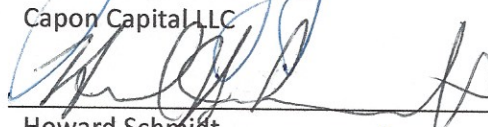
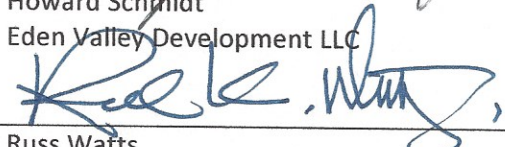
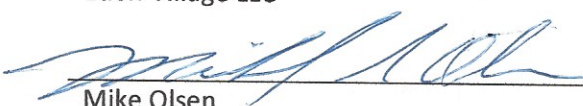

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Planning Staff,

By signing below, a representative from each of the 2014 Wolf Creek Stakeholder members supports the updated allocation entitlement distribution of the 2002 Zoning Development Agreement as presented by The Householder Group LLC. The members are as follows;

 _____ Doug Bowers/Joe Johnsen KRK Wolf Creek LLC	<u>5/14/14</u> Date
 _____ John Lewis/Joe Buchanan Capon Capital LLC	<u>5-14-14</u> Date
 _____ Howard Schmidt Eden Valley Development LLC	<u>5-14-14</u> Date
 _____ Russ Watts Eden Village LLC	<u>5/14/14.</u> Date
 _____ Mike Olsen For America First Federal Credit Union	<u>5-14-14</u> Date
_____ Greg Mauro/Paul Strange Summit Mountain Holding Group LLC	Date
_____ Alan Elliott Trendwest Resorts Inc.	Date
 _____ Rob Thomas Wolf Creek Water & Sewer Improvement District	<u>5-16-14</u> Date