

Wolf Creek Resort Village
Resort Core Zoning and Concept Development Plan
06.23.2015

Application Sections

1. Describing the project vision
 - The Zoning Development Agreement (ZDA) for Wolf Creek Resort was first established with Weber County in the early 1980s. One purpose of this application is to provide land use zoning in the village core area of the resort that will support a blend of commercial and residential uses (mix use). The most recent ZDA from 2002 identified certain allowable uses in the CV-2 zone that are not supported by the current commercial land use ordinance. We feel that the CVR-1 zone gives us the most flexibility as we move forward with the attached concept development plan. The overall vision is to provide both guests and the local community a combination of services. The plan includes retail opportunities, professional office space, restaurants and eateries, recreation facilities, a hotel and privately owned condos. In addition, a community center would provide a neighborhood and resort amenity. The concept development plan illustrates architectural examples and the layout for the different building areas. The site data table in the exhibit breaks down the square footages by use types as well as the purposed parking. Additional details will be presented at the Ogden Valley Planning Commission meeting next month.
 - As illustrated in the concept development plan exhibit, the proposed amendment to the Weber County zoning map is as follows;
 - 9.11 acres of FR-1 to O-1
 - Approximately 15.975 acreages of O-1, CV-2 and CVR-1 zoned property to become CVR-1
 - 30.65 acres of FR-3 land on the back nine of the golf course to O-1
2. How is the change in compliance with the General Plan?
 - The General Plan for the upper Ogden Valley supports resort communities and clustered development.
3. Why should the present zoning be changed to allow this proposal?
 - Provides the necessary land use code that the 2002 Wolf Creek Resort ZDA intended. Within the overall master plan, this petition does NOT reduce acres of O-1 zoning.
4. How is the change in the public interest?
 - Supports the General Plan and is consistent with previous development concepts.
5. What conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?
 - The county is requiring CVR-1 zoning to utilize the entitlements assigned to the undeveloped commercial zoning as identified in the 2002 ZDA for Wolf Creek Resort.
6. How does this proposal promote the health, safety and welfare of the inhabitants of Weber County?
 - Provides commercial, residential and recreational opportunities that are open to the local community.

WOLF CREEK RESORT VILLAGE

CONCEPT DEVELOPMENT PLAN

EXISTING ZONING



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WOLF CREEK RESORT VILLAGE

CONCEPT DEVELOPMENT PLAN

PROPOSED ZONING



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WOLF CREEK RESORT VILLAGE

CONCEPT DEVELOPMENT PLAN



SITE DATA

PROJECT AREA	15.975 ACRES
RETAIL	39,670 SF (NET)
OFFICE	8,900 SF (NET)
RECREATION	6,650 SF (NET)
EXISTING CLUB	13,680 SF (NET)
CLUB EXPANSION	5,200 SF (NET)
HOTEL ROOMS (350 SF)	93
CONDOMINIUMS (750 SF)	68
PARKING	356 STALLS

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VILLAGE ARCHITECTURE MERCANTILE



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VILLAGE ARCHITECTURE

RESTAURANT/CAFE/BREWERY



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VILLAGE ARCHITECTURE HOTEL



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VILLAGE ARCHITECTURE

THE BARN



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PHOTO CREDIT: CELESTE PARKER



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