



Weber County Planning Commission  
**Conditional Use Permit**

Date: 8/15/2016  
Page 1 of 2  
Printed: 8/15/2016

Index No: CU INDX51-2016 Conditional Use approved on: 7/19/2016 CUP Permit No.: CUP2016-12

Purpose of Conditional Use: A 364 unit PRUD located within the Wolf Creek Resort PRUD

**Applicant**

Name: Bridges Holding Company, LLC  
Address: 3718 N Wolf Creek Drive  
Eden, UT 84310  
Phone: 801-430-1507

**Owner**

Name: Bridges Holding Company, LLC  
Address: Eden, UT 84310  
Phone: 801.430.1507

**Parcel**

Zoning: RE-15 &

Parcel Number: 220170011, 220060033, 220060004

Address: 4920 East Fairways Drive  
Eden, UT 84310

Total Area: 262.81 acres

Section: 17 Township: 7N Range: 1E

Subdivision: The Bridges PRUD Lot(s):

**Site/Use Information:**

Adjacent Site Use: Residential

Eliminated Parking: Existing Parking: Proposed Parking:

Other Parking Provisions:

Existing Floor Space: Proposed Floor Space:

Property Dimesions: 262.81 acres Hours:

Construction Date: Residents-Workers:

Short Description:

**Comments/Conditions:**

See attached "Notice of Decision" dated July 21, 2016.

**Purpose of Conditional Use:**

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**NOTICE FOR APPLICANT:**

(Please Read Before Signing)

Proposals for the installation of an individual water supply and for a sanitary waste disposal system (septic tank) for any structure designed for human occupation must be approved by the Weber County Health Department prior to installation.

[Signature] 8/15/16  
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Planning Dept. Signature of Approval Date

This permit becomes null and void if use or construction authorized has not commenced within one year, if the use is discontinued for one year, or if there is a zone change affecting this property. Any change to the permit or approved site plan must be submitted to the Planning Commission for approval.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this land use will be complied with whether specified herein or not. I make this statement under penalty of perjury. I hereby agree to make the requirements as specified on this permit issued to the owner of land as signed below.

[Signature] 8-16-16  
-----  
Contractor/Owner Signature of Approval Date



Weber County Planning Division  
www.co.weber.ut.us/planning\_commission  
2380 Washington Blvd., Suite 240  
Ogden, Utah 84401-1473  
Voice: (801) 399-8791  
Fax: (801) 399-8862

## Weber County Commission NOTICE OF DECISION

July 21, 2016

WCU, LLC and Bridges Holding Company, LLC  
c/o John Lewis and Eric Householder

Case No.: Conditional Use Permit 2016-12

You are hereby notified that your CUP application for The Bridges at Wolf Creek Resort PRUD located within the approved Wolf Creek Resort Master Development at approximately 4920 East Fairways Drive Eden, UT was heard and approved by the Weber County Commission in a public meeting held on July 19, 2016, after due notice to the general public.

This PRUD amendment includes the preliminary subdivision approval of The Bridges at Wolf Creek Resort PRUD. The approval was granted subject to the following conditions:

1. A "Side, facing street corner lot" setback standard shall be added to the final subdivision plats for review and approval.
2. The final subdivision plat shall reflect the correct dedication language on the plat for the common/open space areas.
3. A cost estimate for the subdivision improvements shall be a part of the final subdivision submittal.
4. A draft copy of any CC&R's will be provided to the County for review by the applicable agencies prior to final approval.
5. A "Capacity Assessment Letter" from the Wolf Creek Water and Sewer District and a construct permit from the Utah State Department of Environmental Quality Division of Drinking Water for expansion of the water system and water lines serving the subdivision are required prior to the subdivision receiving final approval from the County Commission.
6. All site development will need to adhere to the recommendations of the geologic report prepared by GSH dated April 25, 2016, identified as Project #1661-07N-16. A verification letter shall be provided by the engineering geologist prior to final approval stating that the design adequately considers the recommendations in the geologic report.
7. A note as well as a "R" notation for any applicable lots that may be restricted due to a potential geologic hazardous unit or due to slopes exceeding 25% will be added to the applicable lots on all final subdivision plats for all lots impacted by these areas of concern.
8. A note on the final subdivision plat and a separate "Natural Hazards Disclosure" document will be required to be recorded to provide notice of any recommendations to future property owners regarding the geologic report prepared by GSH dated April 25, 2016, identified as Project #1661-07N-16.
9. Additional lighting details will need to be provided during the final subdivision process to ensure that the outdoor lighting associated with the common area adheres to the LUC.
10. A note will need to be added to the final plat to declare this subdivision approved for nightly rentals.
11. A stub needs to be added to the final subdivision design running from "Road M" to a "future connection with 4100 N/Fairways Drive".

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with the applicable County ordinances.
3. The building uses, locations, lot area, width, yard, height and coverage regulations proposed are acceptable as shown on the preliminary subdivision.
4. The proposed master planned development is in conformance with the approved Zoning Development Master Planned.
5. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
6. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.



**Weber County**

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The next step in the process is to ensure complete compliance with the above listed conditions of approval. This letter is intended as a courtesy to document the status of your project. The decision of the Weber County Commission may be appealed to the Board of Adjustments by filing such appeal within 15 days after the date of the meeting. If you have further questions, please contact me at [rkippen@co.weber.us.ut](mailto:rkippen@co.weber.us.ut) or 801-399-8768.

Respectfully,

*Ronda Kippen*

*Weber County Principal Planner*