Weber County Zoning Map Amendment Application
Wolf Creek Resort Zoning
March 2021

Property Owner Contact Information
Property Owner(s)
The Pointe at Wolf Creek LLC (22-016-0034)
Wolf Creek Utah LLC (22-016-0098, 22-016-0068)
Wolf Creek Exchange LLC (22-016-0079)
John L Lewis and Melissa A Lewis Joint Revocable Trust (22-148-0014)

Mailing Address
3718 North Wolf Creek Drive
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John Lewis
Managing Member for each property owning company and the Trustor of the Joint Revocable Trust
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Property Information
Project Name
Wolf Creek Resort Rezone

Current Zoning
O-1, FR-3, RE-15

Proposed Zoning
O-1, FR-3, CVR-1

Approximate Address
See attached exhibit for locations

Land Serial Number(s)
The Pointe at Wolf Creek LLC (22-016-0034)
Wolf Creek Utah LLC (22-016-0098, 22-016-0068)
Wolf Creek Exchange LLC (22-016-0079)
John L Lewis and Melissa A Lewis Joint Revocable Trust (22-148-0014)

Total Acreage
13

Current Use
Golf Course, Vacant Land, Utilities

Proposed Use
Golf Course, Multifamily, Commercial, Vacant Land

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 zoning master plan has been altered and updated many times since it was originally approved. The purpose of this application is to provide land use zoning in the village core area for newly acquired property and to extend the footprint of the previously approved condos on the along the 10th hole of the Wolf Creek golf course. 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. Only the underlying entitlements from the newly acquired RE-15 zoned property (22-016-0079 / 1.87 acres / 5.43 units) and the allocation of property rights as outlined in the Wolf Creek Resort ZDA.

The zoning exhibits show the current and the proposed changes. This application request cleans up zoning boundaries to match property lines. The breakdown of existing and requested zoning, along with the acreages, can be found on the Proposed Zoning Exhibit (Sheet Z1.1). Approximately 13 acreages of O-1, FR-3 and RE-15 zoned property will become O-1, FR-3 and CVR-1.

How is the change in compliance with the General Plan?

The General Plan for the upper Ogden Valley supports resort communities and clustered development in identified areas such as Wolf Creek Resort. The proposed rezone sites have been planned for commercial and multifamily development and this action puts the proper zoning in place to support these concepts.

Why should the present zoning be changed to allow this proposal?

Will provide the necessary land use code that the 2002 Wolf Creek ZDA intended. Within the overall master plan, this petition cleans up zoning to support the cluster development of the resort. The new proposed CVR-1 increases the commercial zoning and provides additional area for community amenities.

How is the change in the public interest?

Supports the Ogden Valley General Plan and is consistent with previous concepts. The development plan will provide local services and amenities to the community. The commercial component will provide local employment and provide economic development to the valley.

What conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?

CVR-1 zoning is required to utilize the entitlements assigned to the undeveloped commercial area as identified in the 2002 ZDA for Wolf Creek Resort. This action is consistent with approved zoning in this vicinity of the resort.

How does this proposal promote the health, safety and welfare of the inhabitants of Weber County?

Will provide commercial, residential and recreational opportunities that will be used by the local community. All county land use codes, building regulations, will be observed and followed.