

An aerial photograph of a mountain resort area. In the foreground, there's a golf course with a small pond. The middle ground shows a residential area with houses and fields. In the background, there are rolling hills and a large mountain range under a blue sky with light clouds. A large lake is visible on the left side of the image.

Wolf Creek
RESORT

Zoning Development Agreement Amendment

Wolf Creek Resort
Zoning Development Agreement Amendment
Master Planned Development Overlay Zone
January 2022

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 master plan has been altered and updated many times since it was originally approved. The intent of this request is to provide land use zoning in the commercial core area on newly acquired property and to incorporate both the Eagle Crest and Cobabe Ranch projects into the Wolf Creek Resort ZDA. The request 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. In conjunction with the underlining entitlements on properties outside of the Wolf Creek ZDA boundary, the request outlines the reallocation of density from the resort core to the Eagles Crest and Cobabe Ranch developments with a new Zoning Development Agreement. The proposed changes will increase the Open Space acreage at the resort which is illustrated in the revised Master Open Space Plan exhibit.

The enclosed exhibits show the current and the proposed zoning changes at each project location. The Exchange is the commercial core of the resort. It contains restaurant, event, retail and office space. A condo hotel is part of the design plan consisting of 144 units in a 12 building phased layout. Along with the surrounding community, these condos contain the beds that will support the economic feasibility of the commercial and event activities. The Exchange is within the service area boundary of the Wolf Creek Water and Sewer Improvement District and will provide services if and when additional water source capacity becomes available.

Eagle Crest is on property that was part of the approved Eagles Ridge Planned Residential Development (PRUD) plan. The extension of Fairways Drive, which will connect 4100 North to Powder Mountain Road, goes through this area and is located west of the Fairways and south of the Bridges communities. The concept plan contains 64 apartments, 48 townhomes, five single family homesites and a storage facility with 193 units. With this design change, the PRUD for Eagles Ridge will be updated to reflect the revised concept. The Wolf Creek Water and Sewer Improvement District and will service the project if and when additional water source capacity becomes available.

Cobabe Ranch is located south of Trapper's Ridge and east of the Eagles Landing neighborhoods. The project is made of 18 three-acre homesites, 15 two-acre lots and 68 townhome units. The Master Planned Development Overlay Zone (MPDOZ) is being proposed to support variances to Weber County improvement standards. These include alternative parking standards, reduced front setbacks, lot size and widths, rolled curb and gutter, which are illustrated in the preliminary subdivision plans. To match the short term rental policy at Trapper's Ridge, the townhomes will require a three night minimum stay. Eden Water Works will provide culinary water, secondary will come from the Ogden Valley Canal and sewer will be treated by the Osprey Ranch Sewer facility.

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 resort core has been planned for commercial and multifamily development and this action puts the proper land use code in place to support these concepts.

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

With cluster development, commercial zoning is needed to support the surrounding communities. These amenities will range from restaurants, retail and professional services, storage options, etc. This petition cleans up zoning lines to match property and road rights-of-way boundaries.

How is the change in the public interest?

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?

Wolf Creek Resort is a master planned community that has periodic conceptual design updates. A new Zoning Development Agreement will reflect these changes to the overall project.

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.



Wolf Creek RESORT



THE BRIDGES

HIDDEN OAKS

THE RETREAT
CONDOMINIUMS

EAGLES CREST

THE FAIRWAYS

FAIRWAY OAKS

GOLF VILLAGE /
POWDER HUB

TRENDWEST /
WORLDMARK

RESORT CORE

WOLF LODGE

CASCADES

MOOSE HOLLOW

POWDER CANYON

THE RIDGE

THE RETREAT

WOLF STAR

THE HIGHLANDS

ELKHORN

TRAPPERS RIDGE

EAGLES LANDING

COBABE RANCH

MAP DATE: DECEMBER 23, 2021

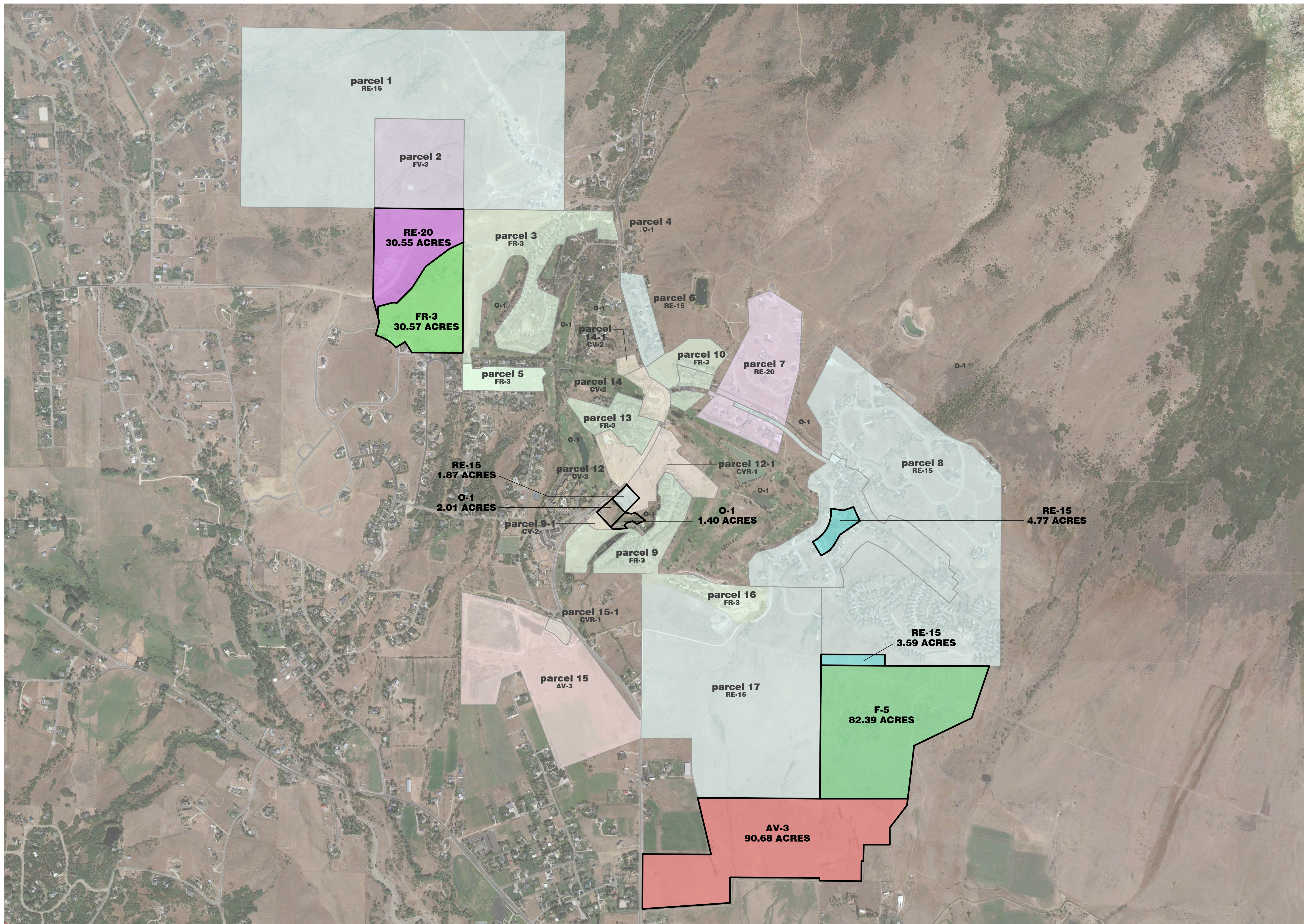
THE INFORMATION AND / OR RENDERINGS HEREIN ARE FOR THE
SOLE PURPOSE OF DEPICTING A POSSIBLE USE OF THE PROPERTIES.
FOR DETAILS OF EXISTING DEVELOPED PROPERTIES, REFER TO THE
RECORDED PLAT AT WEBER COUNTY. THE OWNERS OF THE PROPERTIES
AND THEIR SUCCESSORS AND ASSIGNS, RESERVE THE RIGHT TO MAKE
ZONING, DEVELOPMENT AND / OR USE CHANGES FOR ANY PART(S) OF
THE PROPERTIES.





EAGLE CREST / COBABE RANCH / THE EXCHANGE

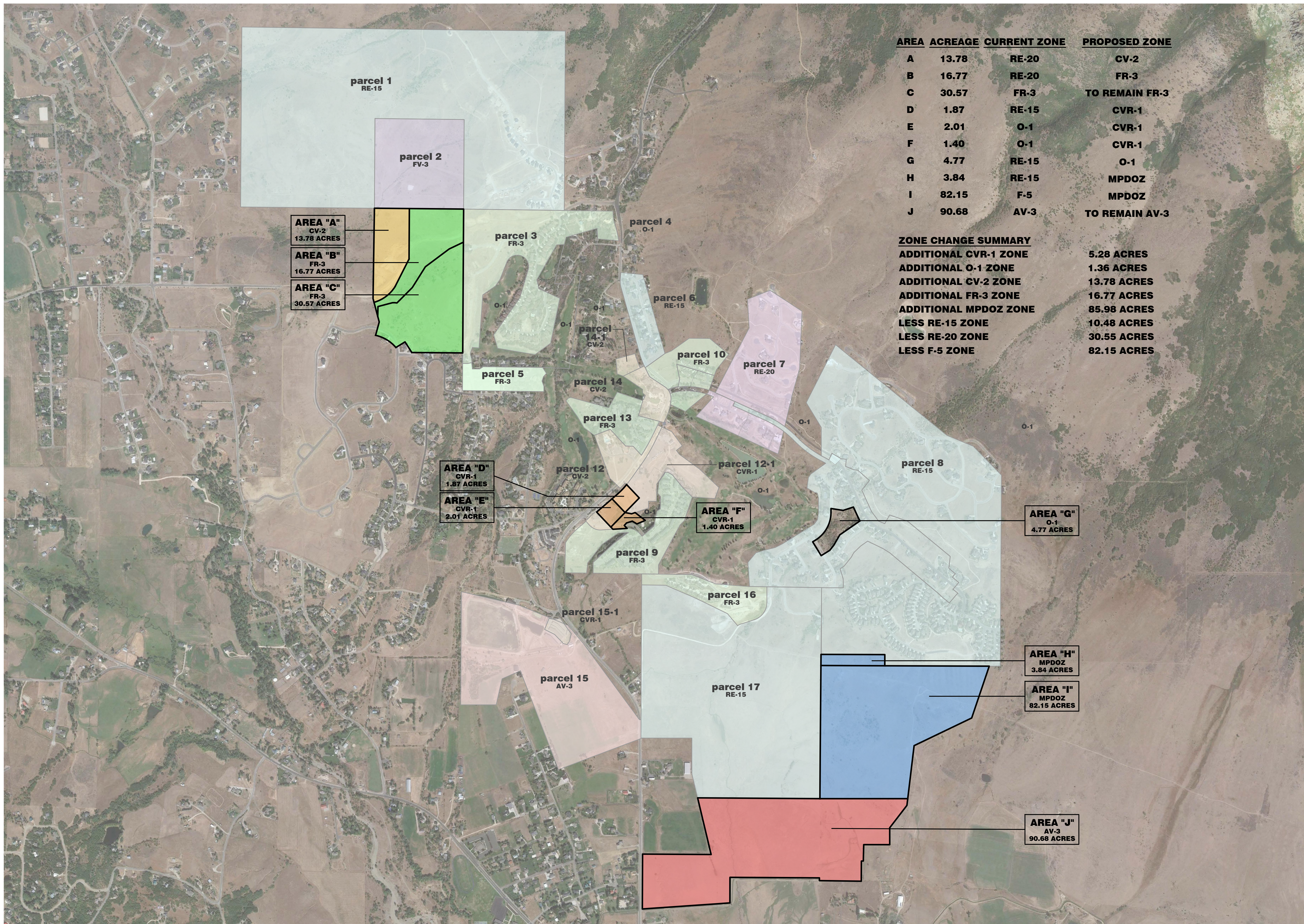
ZONING MAP



DATE:	MARCH 2022
PROJECT:	000.0000.00
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	

SHEET TITLE:
CURRENT ZONING

SHEET NUMBER:
Z1.0



AREA	ACREAGE	CURRENT ZONE	PROPOSED ZONE
A	13.78	RE-20	CV-2
B	16.77	RE-20	FR-3
C	30.57	FR-3	TO REMAIN FR-3
D	1.87	RE-15	CVR-1
E	2.01	O-1	CVR-1
F	1.40	O-1	CVR-1
G	4.77	RE-15	O-1
H	3.84	RE-15	MPDOZ
I	82.15	F-5	MPDOZ
J	90.68	AV-3	TO REMAIN AV-3

ZONE CHANGE SUMMARY

ADDITIONAL CVR-1 ZONE	5.28 ACRES
ADDITIONAL O-1 ZONE	1.36 ACRES
ADDITIONAL CV-2 ZONE	13.78 ACRES
ADDITIONAL FR-3 ZONE	16.77 ACRES
ADDITIONAL MPDOZ ZONE	85.98 ACRES
LESS RE-15 ZONE	10.48 ACRES
LESS RE-20 ZONE	30.55 ACRES
LESS F-5 ZONE	82.15 ACRES

EAGLE CREST / COBABE RANCH / THE EXCHANGE

ZONING MAP

DATE:	MARCH 2022
PROJECT:	000.0000.00
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	

SHEET TITLE:
PROPOSED
ZONING

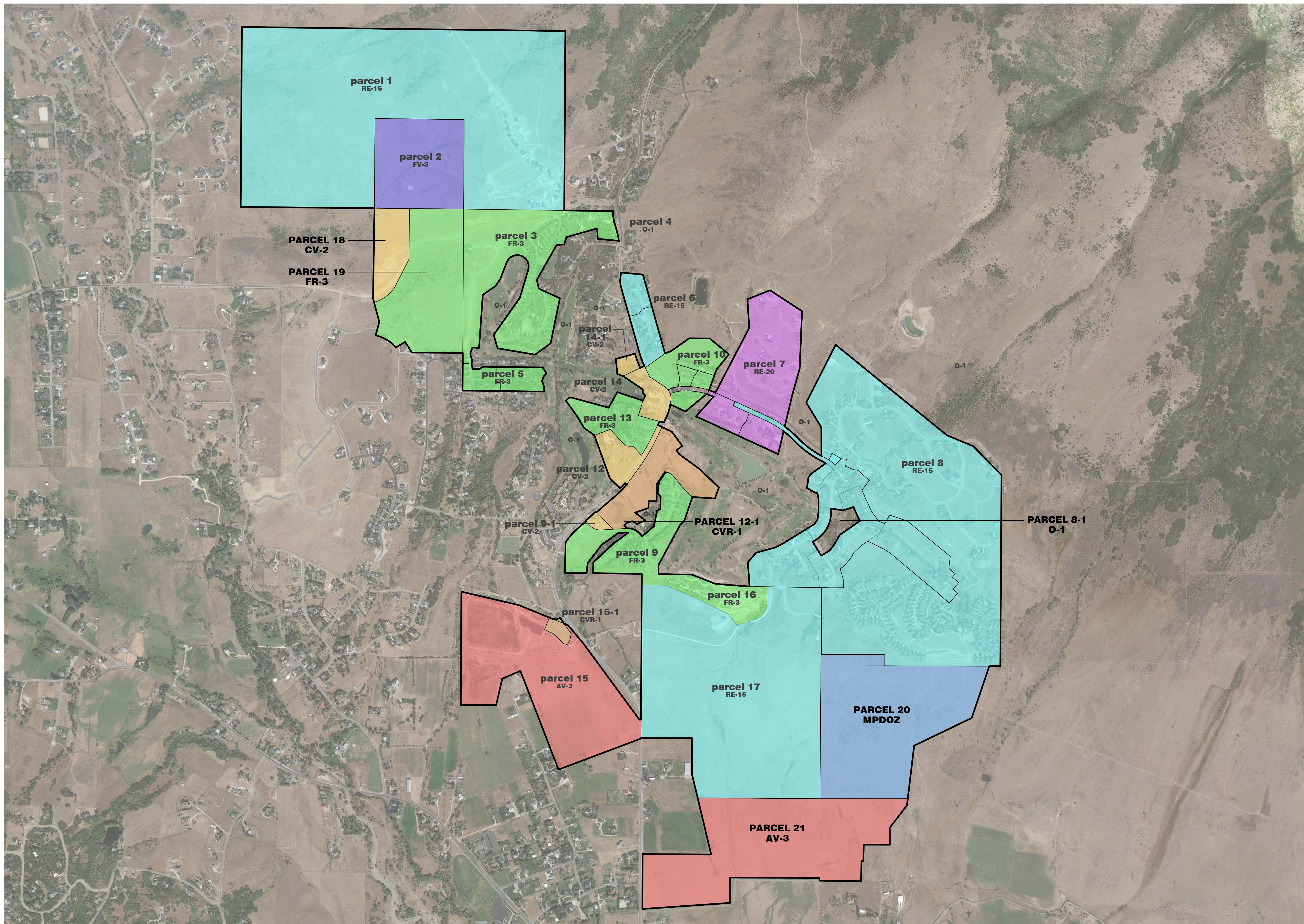
SHEET NUMBER:

Z1.1



EAGLE CREST / COBABE RANCH / THE EXCHANGE

ZONING MAP



DATE:	MARCH 2022
PROJECT:	000.0000.00
DRAWN BY:	TK
REVIEW BY:	TK
VERSION:	
REVISIONS:	

SHEET TITLE:
FINAL ZONING

SHEET NUMBER:
Z1.1



WOLF CREEK RESORT MASTER OPEN SPACE PLAN

LOCATED IN SECTIONS 15,16,21,22,23,24,25,26, & 27
TOWNSHIP 7 NORTH, RANGE 1 EAST,
SECTION 30, TOWNSHIP 7 NORTH, RANGE 2 EAST, SALT
LAKE BASE & MERIDIAN WEBER COUNTY, UTAH

BASED ON THE APPROVED ZONING
AGREEMENT FOR WOLF CREEK RESORT
ENTRY # 1883524, BOOK 2276 PAGE 990
DATED OCTOBER 22, 2002

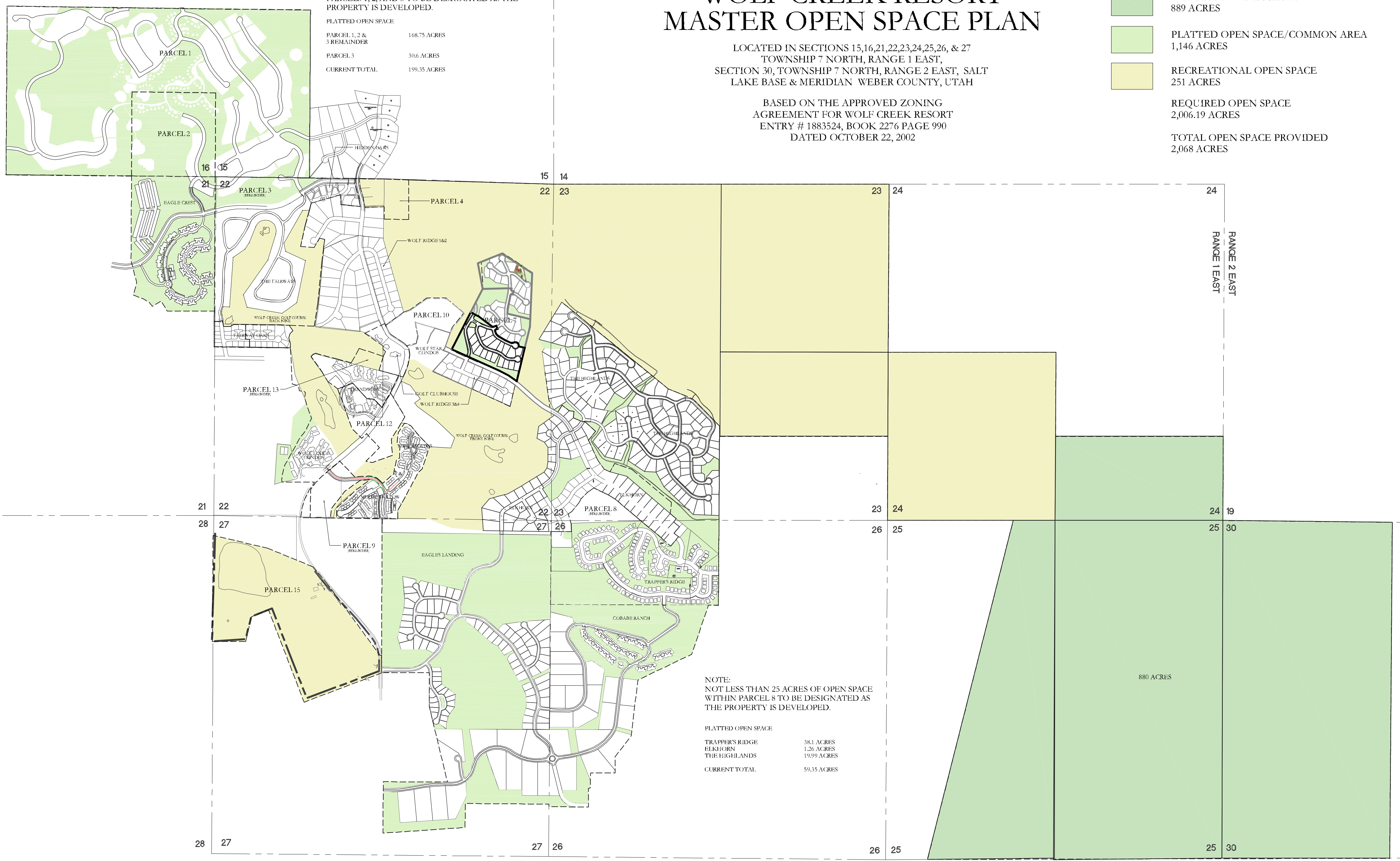
	DEDICATED OPEN SPACE 889 ACRES
	PLATTED OPEN SPACE/COMMON AREA 1,146 ACRES
	RECREATIONAL OPEN SPACE 251 ACRES
	REQUIRED OPEN SPACE 2,006.19 ACRES
	TOTAL OPEN SPACE PROVIDED 2,068 ACRES

NOTE:
NOT LESS THAN 165 ACRES OF OPEN SPACE WITHIN
PARCELS 1, 2, AND 3 TO BE DESIGNATED AS THE
PROPERTY IS DEVELOPED.

PLATTED OPEN SPACE	
PARCEL 1, 2 & 3 REMAINDER	168.75 ACRES
PARCEL 3	30.6 ACRES
CURRENT TOTAL	199.35 ACRES

NOTE:
NOT LESS THAN 25 ACRES OF OPEN SPACE
WITHIN PARCEL 8 TO BE DESIGNATED AS
THE PROPERTY IS DEVELOPED.

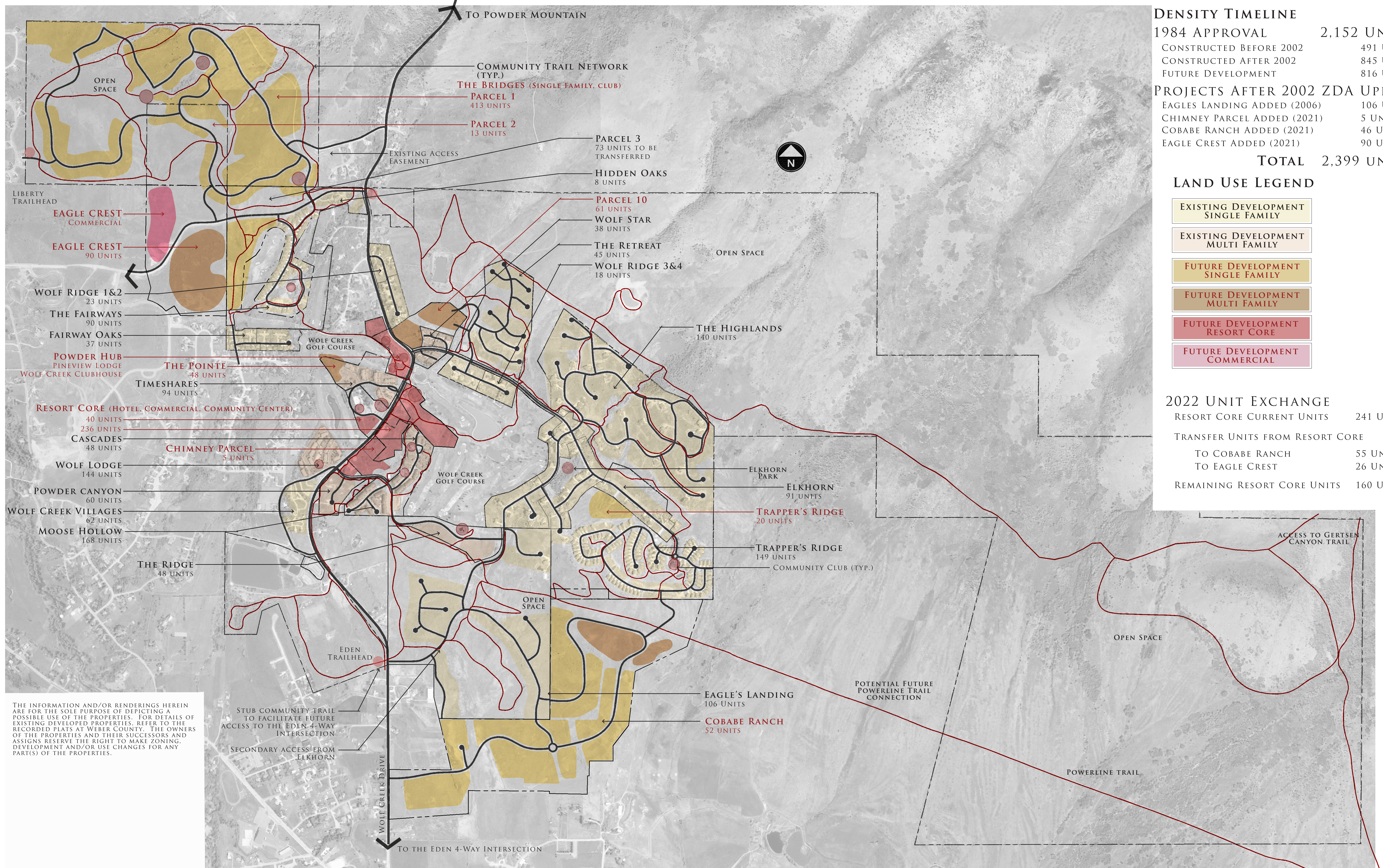
PLATTED OPEN SPACE	
TRAPPER'S RIDGE	38.1 ACRES
ELKHORN	1.26 ACRES
THE HIGHLANDS	19.99 ACRES
CURRENT TOTAL	59.35 ACRES



WOLF CREEK RESORT
MASTER OPEN SPACE PLAN
 WEBER COUNTY UTAH

DATE:	JANUARY 2022
PROJECT:	
DRAWN BY:	EL
REVIEW BY:	EL
VERSION:	
REVISIONS:	
SHEET TITLE:	
SHEET NUMBER:	

WOLF CREEK RESORT



DENSITY TIMELINE

1984 APPROVAL	2,152 UNITS
CONSTRUCTED BEFORE 2002	491 UNITS
CONSTRUCTED AFTER 2002	845 UNITS
FUTURE DEVELOPMENT	816 UNITS

PROJECTS AFTER 2002 ZDA UPDATE

EAGLES LANDING ADDED (2006)	106 UNITS
CHIMNEY PARCEL ADDED (2021)	5 UNITS
COBABE RANCH ADDED (2021)	46 UNITS
EAGLE CREST ADDED (2021)	90 UNITS
TOTAL	2,399 UNITS

LAND USE LEGEND

- EXISTING DEVELOPMENT SINGLE FAMILY
- EXISTING DEVELOPMENT MULTI FAMILY
- FUTURE DEVELOPMENT SINGLE FAMILY
- FUTURE DEVELOPMENT MULTI FAMILY
- FUTURE DEVELOPMENT RESORT CORE
- FUTURE DEVELOPMENT COMMERCIAL

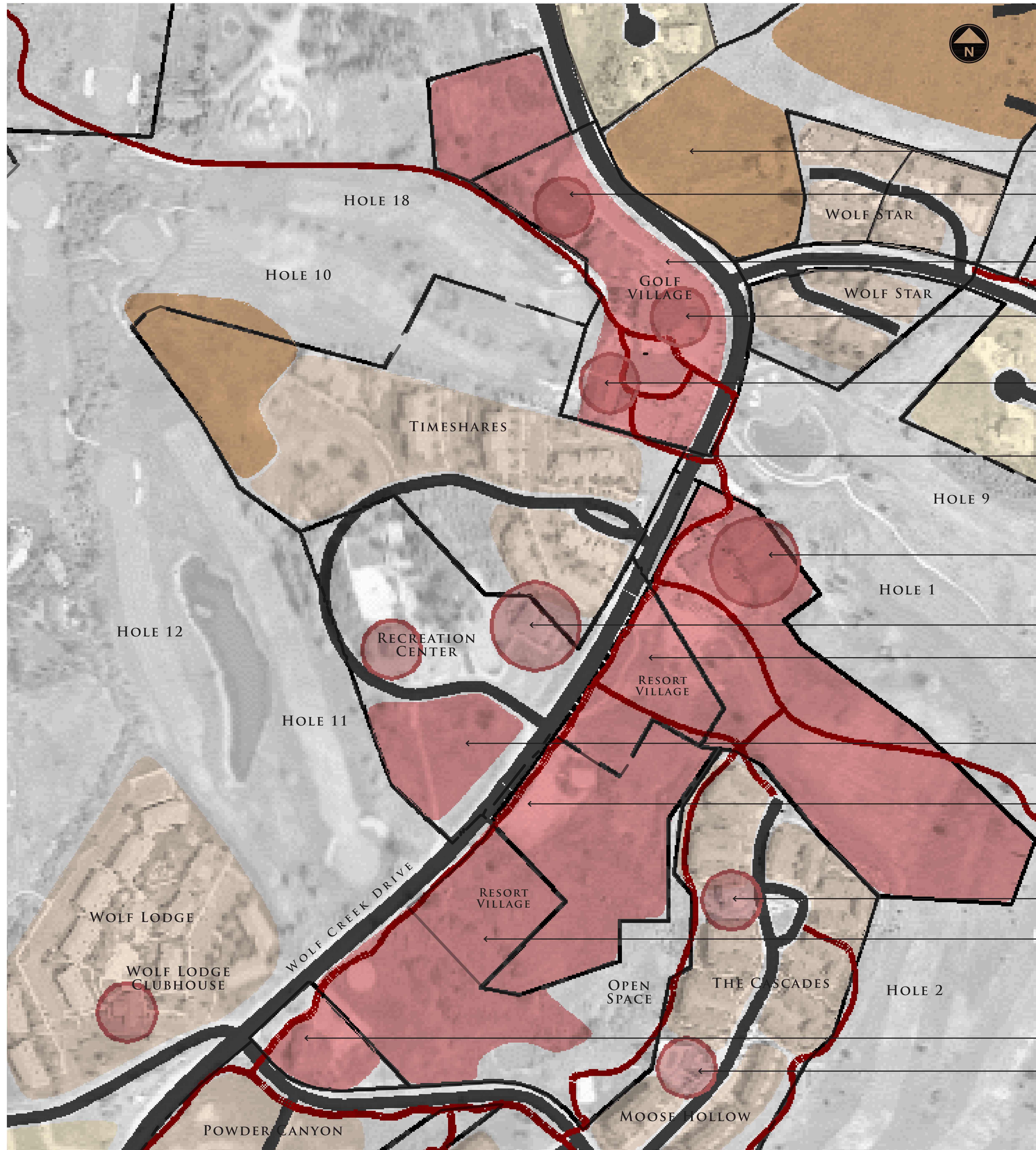
2022 UNIT EXCHANGE

RESORT CORE CURRENT UNITS	241 UNITS
TRANSFER UNITS FROM RESORT CORE	
TO COBABE RANCH	55 UNITS
TO EAGLE CREST	26 UNITS
REMAINING RESORT CORE UNITS	160 UNITS

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STUB COMMUNITY TRAIL TO FACILITATE FUTURE ACCESS TO THE EDEN 4-WAY INTERSECTION
 SECONDARY ACCESS FROM ELKHORN

WOLF CREEK RESORT



LAND USE LEGEND

- EXISTING DEVELOPMENT SINGLE FAMILY
- EXISTING DEVELOPMENT MULTI FAMILY
- FUTURE DEVELOPMENT SINGLE FAMILY
- FUTURE DEVELOPMENT MULTI FAMILY
- FUTURE DEVELOPMENT RESORT CORE

- FUTURE MULTI FAMILY
- WOLF CREEK CLUBHOUSE/POWDER HUB EXPANSION
- EXISTING PINEVIEW LODGE
- EXISTING POWDER HUB AND RESTAURANT
- GOLF CLUB, PRACTICE GREEN, EVENT TENT AND CART STORAGE
- POTENTIAL FUTURE TRAIL UNDERPASS CONNECTING RESORT AND GOLF VILLAGES
- EXISTING FITNESS CLUB AND RESORT MAINTENANCE FACILITY
- EXISTING WORLDMARK RECREATION FACILITY AND CLUB
- FUTURE CONDOMINIUM HOTEL, RETAIL VILLAGE AND RESORT PARKING
- WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT
- RESORT TRAIL SYSTEM
- THE CASCADES CLUBHOUSE
- FUTURE CONDOMINIUM HOTEL, RETAIL VILLAGE AND RESORT PARKING
- EXISTING WELCOME CENTER
- MOOSE HOLLOW CLUBHOUSE

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2016 Wolf Creek Resort Zoning Development Agreement Amendment

Parcels Controlled by Lewis Companies

Area	Zone	Units	Planned	Recorded	Remaining	Notes
Parcel 1	RE-15	413	413	58	355	The Bridges
Parcel 2	FV-3	13	13	0	13	The Bridges (from Summit)
Parcel 3	FR-3	73	0	0	73	To Parcel 12-1
Parcel 4	FR-1	1	0	0	1	To Parcel 12-1
Parcel 12-1	CVR-1	162	0	0	162	The Exchange

2022 ZDA Amendment

Area	Zone	Units	Planned	Recorded	Remaining	Notes
Parcel 1	RE-15	413	413	58	355	The Bridges
Parcel 2	FV-3	13	13	0	13	The Bridges
Parcel 3	FR-3	0	0	0	0	Density To Parcel 12-1
Parcel 4	O-1	0	0	0	0	Density To Parcel 12-1
Parcel 8-1	O-1	0	0	0	0	Elkhorn
Parcel 12-1	CVR-1	241	144	0	97	The Exchange - Includes 5 Units from Area "A"
Parcel 18	CV-2	0	0	0	0	Eagle Crest
Parcel 19	FR-3	90	116	0	-26	Eagle Crest
Parcel 20	MPDOZ	28	83	0	-55	Cobabe Ranch
Parcel 21	FV-3	18	18	0	0	Cobabe Ranch

Unit Exchange

Area	Zone	Project	Entitlements	Need	Transfer	Remaining
Parcel 19	FR-3	Eagles Crest	90	116	26	NA
Parcel 20	MPDOZ	Cobabe Ranch	46	101	55	NA
Parcel 12-1	CVR-1	The Exchange	241	144	81	16