



Staff Report to the Ogden Valley Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Consideration and action on a request to amend the 2002 Zoning Development Agreement for Wolf Creek Resort.
Agenda Date:	Tuesday, June 03, 2014
Applicant:	Wolf Creek Stakeholder members
File Number:	ZTA 2014-05

Property Information

Approximate Address:	Not Applicable
Project Area:	Not Applicable
Zoning:	Not Applicable
Existing Land Use:	Not Applicable
Proposed Land Use:	Not Applicable
Parcel ID:	Not Applicable
Township, Range, Section:	Not Applicable

Adjacent Land Use

North:	Not Applicable	South:	Not Applicable
East:	Not Applicable	West:	Not Applicable

Staff Information

Report Presenter:	Jim Gentry jgentry@co.weber.ut.us (801) 399-8767
Report Reviewer:	SW

Applicable Land Use Code

- Not applicable

Legislative Decisions

When the Planning Commission is acting as a recommending body to the County Commission, it is acting in a legislative capacity and has wide discretion. Examples of legislative actions are general plan, zoning map, and land use code amendments. Legislative actions require that the Planning Commission give a recommendation to the County Commission. Typically the criteria for recommending in a legislative matter require compatibility with the general plan and existing ordinances.

Background

The applicants (Wolf Creek Stakeholders) are asking to restructure the distributions of entitlements to incorporate changes in the 2002 Zoning Development Agreement to reflect current zoning, as some ordinances have changed or been removed. The 2002 Zoning Development Agreement had 492 unassigned units that were not assigned to any one parcel so this request will assign these units to a particular zone. The 2002 Zoning Development Agreement did not include the units from Eagles Landing. The overall total density is not changing.

The Wolf Creek Stakeholders have been working on the entitlements based on the 2002 Zoning Development Agreement for the past nine months. The proposal is reflected in the Householder Group letter dated May 16 (Exhibit A). Weber County has gone through the numbers to verify the remaining units to be developed.

This is their first step in revising the Wolf Creek Resort Master Plan. This gives the stakeholders firm numbers to work with and assigns all the units to a zone. The next step would be to revise the maps that are associated with Wolf Creek.

Summary of Planning Commission Considerations

Does the reassignment of units make sense?

Is the Planning Commission comfortable with reassignment of the units?

Are all the Wolf Creek Stakeholders in agreement?

Is there a benefit to the county and others in Wolf creek?

Conformance to the General Plan

The proposal conforms to Wolf Creek Master Plan Density

Staff Recommendation

If the reassignment of units makes sense and the Planning Commission is comfortable with the proposal, it can recommend to the County Commission that the Zoning Development Agreement be amended.

Exhibits

A. Applicant's proposal.