

The Bridges at Wolf Creek Resort

Master Planned Development Overlay Zone (MPDOZ)

July 2024

Project Narrative

Why the Amendment Request

The original Conditional Use Permit for The Bridges PRUD was approved in 2016. Since that time, Parkside (Phases 1, 2, 3) Mountainside (Phases 1 and 2) and Grove Cabins Phase 1 communities have been recorded. These plated areas contain approximately 40 acres.

The Bridges project is made up of RE-15, FR-3, FV-3 and RE-20 zoned parcels. The new layout includes a secondary reuse reservoir for the Wolf Creek Water and Sewer Improvement District.

Development Description

The Bridges is a 306 acre, 426-unit master-planned project within Wolf Creek Resort in Eden Utah. The development consists of six communities with an assortment of housing options. The Parkside and Homestead neighborhoods will be single family homes with various models ranging from approximately 1,500 SF to 3,500 SF. The Mountainside, The North 40, and Hillside neighborhoods will be single-family building lots that will allow homes up to 5,000 SF. The Grove Cabins are 964 SF. The CC&Rs for the residential homes will require outside Dark Sky-compliant fixtures.

An extensive 7-mile pathway system, using a combination of both asphalt and soft trails, will circulate throughout the development. The project has allocated approximately 169 acres of open space/common area with pathways connecting all areas communities to the three neighborhood parks. The Bridges project is anchored by the Homestead Club. These amenities feature a community event space, a swimming pool, and a recreational lawn. Parking will be provided adjacent to the Club.

Water and sewer utility services will be provided by the Wolf Creek Water & Sewer Improvement District. The Covenants, Conditions, and Restrictions (CC&Rs) in each neighborhood will mandate landscaping design and practices to help regulate secondary water consumption.

