

Policy Analysis

The applicant is John L. Lewis and Melissa A. Lewis Joint Revocable Trust.

See **Figure 1** for a graphic of the rezone-related parcels in **Areas 1 and 2**.

The rezone areas 1 and 2 are located on the west side of Wolf Creek Drive, near the Worldmark Club Condominium Project. Area 1 is located just above a remaining vacant phase of the Worldmark PRUD. The Worldmark PRUD was originally approved for 160 units. 94 units have already been platted. The proposed zone change will allow the developer more flexibility in the placement of the 3 condominium buildings with 16 units each (48 units total). The developer will likely need to amend the conditional use permit for the new location of the condominium buildings.

Area 2 is currently FR-3 zoning that contains a portion of the Wolf Creek golf course. This 2.38 acres will continue to be used as a golf course, so the developer has no need for this FR-3 zoning to remain in this location. The proposed zone of O-1 is appropriate for a golf course, as golf courses are permitted in the O-1 zone. Under the proposed rezone, no new density is proposed within areas 1 and 2.

The proposed rezone on areas 1 and 2 are not out of compliance with the Wolf Creek Master Plan and Development Agreement. The Wolf Creek Master Plan map is included as Exhibit C, to demonstrate density and open space allocations. The Master Plan Map indicates that Area 2 should be zoned as open space. Given that no new density is proposed in areas 1 and 2, the proposed rezone in these areas is not contrary to the goals and objectives of the general plan.

County Rezoning Procedure

The applicant has submitted a complete application as outlined in the County's rezoning procedures in Sec 102-5. The land use code lists the following as considerations when the County Commission considers a rezone:

A decision to amend the zoning map is a matter committed to the legislative discretion of the County Commission and is not controlled by any one standard. However, in making an amendment, the County Commission and Planning Commission are encouraged to consider the following factors, among other factors they deem relevant:

- a. *Whether the proposed amendment is consistent with goals, objectives, and policies of the County's general plan.*
- b. *Whether the proposed amendment is compatible with the overall character of existing development in the vicinity of the subject property.*
- c. *The extent to which the proposed amendment may adversely affect adjacent property.*
- d. *The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, wastewater, and refuse collection.*
- e. *Whether the proposed rezone can be developed in a manner that will not substantially degrade natural/ecological resources or sensitive lands.*
- f. *Whether proposed traffic mitigation plans will prevent transportation corridors from diminishing below an acceptable level of service.*

Figure 1: Current Zoning map of Areas 1 and 2



Staff Recommendation

Staff recommends that the County Commission approve the proposal, and adopt an ordinance rezoning approximately 2.95 acres located at approximately 3718 N Wolf Creek Resort in Eden from the O-1 and FR-3 to the FR-3 and O-1 zone, File #ZMA 2021-02.

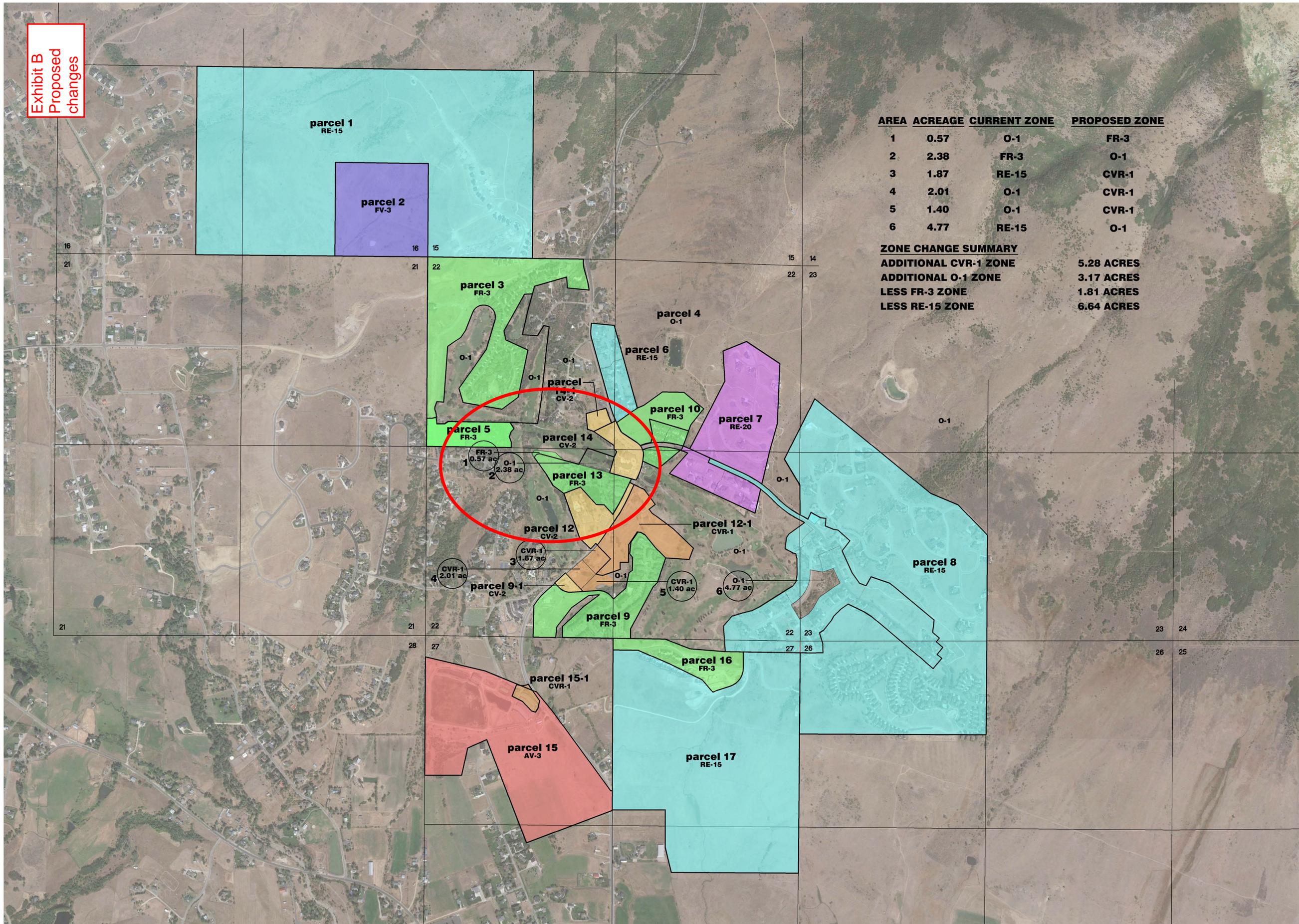
This recommendation may come with the following findings:

1. The use helps support the 2016 Ogden Valley General Plan by implementing the pre-planned Wolf Creek village area.
2. The proposal will offer an economic benefit to the community in a manner that offers relatively minimal community impacts in comparison to other economic development possibilities.
3. The development will enhance the overall health, safety, and welfare of the community.

Exhibits

- Exhibit A: Application.
- Exhibit B: Concept Development Map.
- Exhibit C: Existing Master Plan Development Map
- Exhibit D: Wolf Creek Open Space Map.
- Exhibit E: Draft Ordinance Amending the zone as proposed.

Exhibit B
Proposed
changes



AREA	ACREAGE	CURRENT ZONE	PROPOSED ZONE
1	0.57	O-1	FR-3
2	2.38	FR-3	O-1
3	1.87	RE-15	CVR-1
4	2.01	O-1	CVR-1
5	1.40	O-1	CVR-1
6	4.77	RE-15	O-1

ZONE CHANGE SUMMARY
ADDITIONAL CVR-1 ZONE 5.28 ACRES
ADDITIONAL O-1 ZONE 3.17 ACRES
LESS FR-3 ZONE 1.81 ACRES
LESS RE-15 ZONE 6.64 ACRES

WOLF CREEK
ZONING MAP

DATE:	MARCH 2021
PROJECT:	000.0000.00
DRAWN BY:	EL
REVIEW BY:	EL
VERSION:	
REVISIONS:	

SHEET TITLE:
PROPOSED ZONING

SHEET NUMBER:
Z1.1



Exhibit D
Existing Open
Space map

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

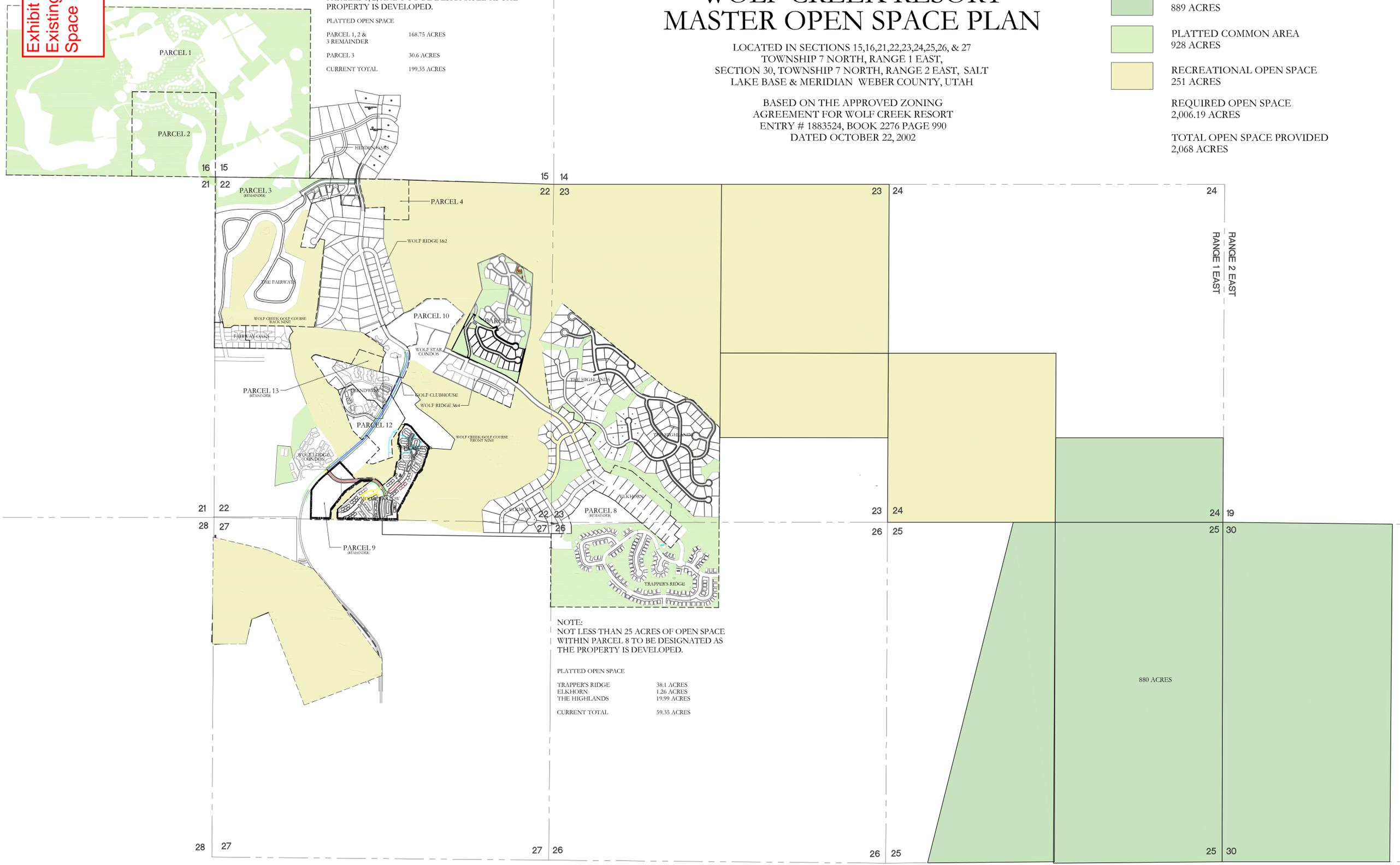
PLATTED OPEN SPACE	
PARCEL 1, 2 & 3 REMAINDER	168.75 ACRES
PARCEL 3	30.6 ACRES
CURRENT TOTAL	199.35 ACRES

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 COMMON AREA 928 ACRES
	RECREATIONAL OPEN SPACE 251 ACRES
	REQUIRED OPEN SPACE 2,006.19 ACRES
	TOTAL OPEN SPACE PROVIDED 2,068 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:	FEBRUARY 2020
PROJECT:	
DRAWN BY:	EL
REVIEW BY:	EL
VERSION:	
REVISIONS:	
SHEET TITLE:	
SHEET NUMBER:	

ORDINANCE NUMBER 2021-

AN ORDINANCE AMENDING THE WEBER COUNTY ZONING MAP TO REZONE APPROXIMATELY 2.95 ACRES OF LAND LOCATED AT 3718 N WOLF CREEK RESORT, EDEN UT. FROM O-1 TO FR-3 AND FR-3 TO O-1.

WHEREAS, the Weber County Board of Commissioners have adopted a zoning map for the unincorporated areas of Weber County; and

WHEREAS, the Weber County Board of Commissioners has received an application from John Lewis, to rezone approximately 2.95 acres from the FR-3 Zone to the O-1 Zone, and the O-1 Zone to the FR-3 Zone; and

WHEREAS, after consideration, the Weber County Board of Commissioners determined it to be in the best interest of the public to rezone the 2.95 acres from FR-3 and O-1 to O-1 and FR-3; and

WHEREAS, the Weber County Board of Commissioners and John Lewis mutually agree to rezoning the 2.95 acres from FR-3 and O-1 to O-1 and FR-3; and

WHEREAS, the Weber County Board of Commissioners and John Lewis mutually agree that the proposed rezone complies with the existing Development Agreement and Wolf Creek Master Plan; and

WHEREAS, on May 4, 2021 the Ogden Valley Planning Commission held a duly noticed public hearing to consider the rezone application, and in the same meeting forwarded a unanimous positive recommendation to the Board of County Commissioners;

NOW THEREFORE, the Weber County Board of Commissioners ordains an amendment to the Weber County Zoning Map to rezone approximately 2.95 acres of land, as more precisely described in the attached exhibits, from the FR-3 and O-1 to O-1 and FR-3 Zones. The graphic representation of the rezone is included and incorporated herein as Exhibit A. A written description of the rezone is included as Exhibit B. In the event there is conflict between the two, the legal description shall prevail. In the event the legal description is found by a licensed surveyor to be invalid or incorrect, the corrected legal description shall prevail as the description herein, if recommended by the County Surveyor, provided that the corrected legal description appropriately bounds the subject property and fits within the correct legal description of surrounding properties.

This ordinance shall become effective fifteen (15) days after publication.

Passed, adopted, and ordered published this _____ day of _____, 2021, by the Weber County Board of Commissioners.

BOARD OF COUNTY COMMISSIONERS OF WEBER COUNTY

By _____,
James H. Harvey, Chair

Commissioner Froerer voted _____
Commissioner Jenkins voted _____
Commissioner Harvey voted _____

ATTEST:

Ricky Hatch, CPA
Weber County Clerk/Auditor

Exhibit A
Graphic Representation



Exhibit B
Written Description