

Appendix B - Elkhorn Community Input

Wolf Creek Development Expansion Input

1. Should clustered development be considered to retain as much open space as possible?
 - a. Yes, but this needs to be done in a way that is consistent with the area that it being developed. If clustering is done with condo and multi-housing units, this needs to be done in areas that are not going to devalue the properties in the existing developments. They should not be built so high as to block view corridors for existing developments and restrictions need to be put in place that protect the night sky (lighting restrictions) and usage restrictions. Access needs to be via roads that do not go through existing neighborhoods. Properties that are being purchased as second homes need to be restricted from a rental perspective to ensure that renters respect their neighbors and keep noise to a minimum, don't ride 4 wheelers and unlicensed vehicles on public streets or after an agreed upon time frames by community members. Zoning restrictions and CC&Rs need to be observed and enforced.
2. Is it desirable to retain and maintain the current Wolf Creek Golf Course? Is there a need and benefit from having another golf course developed?
 - a. The current golf course should be retained and maintained as this is of benefit to our community and draws visitors to the area. I don't think we need another golf course as the existing one does not get utilized to capacity.
3. Should Community Recreation areas be considered, e.g parks, picnic areas, soccer fields, outdoor concert areas, related parking areas, etc?
 - a. Yes. This is critical to maintain the desirability of the area as well as allow homeowners to enjoy the area as development expands. If clustered development occurs, open space should be available for the community to use.
4. Should biking and hiking trails be continued through all the communities?
 - a. Without question and access to neighborhoods should include bike lanes that are safe for cyclists. New communities should include hiking trails and access to recreational areas as well.
5. Should there be some commercial areas to provide local shopping, restaurants, etc.?
 - a. Yes, within reason. Random building without aesthetic oversight will diminish the natural beauty of the area and over building of commercial space will result in the failure of all of the business in the area.
6. Should consideration be given to a commercial transportation hub to support the projected development and travel to Powder Mountain?

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- a. Yes but it should be located in a location that minimizes traffic impact to the over all community and should be on property owned by the Summit Group closer to the base of Powder Mountain, now down in the town center.
- 7. Will additional new roads or improvements to existing roads be required to handle increased development?
 - a. Yes and this is important to minimize the amount of additional traffic in existing neighborhoods. Roads should be required to provide access to new developments that do not go through existing neighborhoods wherever possible to minimize traffic in existing areas and protect the residents of the existing neighborhoods. Construction equipment should access the development sites via the new roads so that the heavy equipment does not go through exiting residential areas.
- 8. Should there be requirements for emergency preparedness?
 - a. Yes with requirements that seasonal homeowners contribute to the establishment and maintenance fees association for these centers.
- 9. Should wildlife conservation be considered?
 - a. Yes. Trapping and shooting of animals should not be allowed and open space must be retained to provide habitat for existing wildlife. Residents need to be educated and restricted from feeding wildlife so they are able to survive in the wild as well.
- 10. Should impact to our schools be considered?
 - a. Yes, with the understanding that growth may not result in large increases in student populations if homes are being sold as recreational second homes. Money that is received from additional tax revenues for homes located in the valley should be allocated to schools in the valley. If population growth results in higher student enrollment building a high school should be considered in the future.
- 11. It is very important to me that the community keep the night sky visible. Please ensure that the developers understand the need to low light levels in all new and existing developments. Also, ensuring that animals, specifically dogs, are not allowed to roam the streets and back all of the time.

Thank you for asking for my input. I know I am just one community member but I do want our community to be a place where we all can live in harmony in this beautiful valley.

Our input is as follows:

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- 1). Any development of the 492 units needs to have a water availability assessment done prior to approval. We're concerned that we may not have enough water in future years in the full 492 are constructed.
 - 2) We recommend keeping the golf course. As for building a second course, the large water requirement argues against this. If forced to accept a golf expansion, perhaps we offer a compromise with adding a 9 hole extension to the current course, cutting in half the additional water requirement.
 - 3) Yes on biking and hiking trails.
 - 4) No need for commercial areas except for wine store. ;-)
 - 5) We support the transportation hub to ease movements to Pow Mow. There needs to be sufficient parking however.
 - 6) We do not support an additional road connection to Elkhorn/Highlands. Bad idea.
 - 7) Yes on wildlife conservation.
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1. Yes I think new neighborhoods should be clustered to avoid the thousands of red dots projected for this valley. I moved here for the rural atmosphere and don't want to lose the beautiful fields that make this valley special. That being said, I think the developers should be aware of the view corridors of the existing residents and the traffic these new developments will cause. Also, if these are designed to be condos and townhomes I'm afraid it will attract 2nd home owners who won't really contribute to the community . The developers should also be responsible for open space, walking and bike trails to support the new residents. I hope the water and sewer board holds their own against the developers if the existing system can't support the new neighborhoods or the new residents and developers will be responsible for the upgrade .
2. No new golf course! As much as the existing golf course struggles it is a vital part of the community and a big draw to visitors and companies who use the facility for outings. I hope the new owners are planning to put some money into the course, for example the driving range. I do think the land set aside in the original plan should be held as open space for now and available to be added to in the future if the need arises. They should also plan for additional parks, as the development of condo and town homes usually don't have yards and Eden park is the only viable space in the community.
3. I don't know about schools, it will depend on who moves here. More full time families may require that we build a high school in the future.
4. No hotels within the wolf creek area. These should be built around the ski areas with amenities to support them. If and when they are built, the developers should also included affordable housing for the staff of these facilities. I don't think we need new restaurants in wolf creek area, hopefully Summits new plans included a restaurant in the existing H & B space and it won't be privatized.
5. The developers should definitely be responsible for additional emergency sheds. Just like the "church, for every 400 new people a new ward pops up" it should

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apply to new residents as well. If these are to be 2nd homes, then it becomes our problem as full time home owners.

6. According to the “dark sky” supporters, I think the new building ordinances require “lighting” to be supportive of these initiatives. We moved to a rural area to enjoy the night sky and not an increase of ambient light.
 7. I don’t want the H & B’s building to be the depot and parking lot for Powder Mt. This is a residential neighborhood and needs to remain that way. The depot should continue to operate down in the “center” of town. If they are going to develop the land next to the H & B building, the parking lot should be multiple levels with all of them underground.
 8. The unfortunate side effect of new developments is TRAFFIC. I for one am disappointed to see my road become a thruway and hopefully with roundabouts and speed bumps it will discourage people for using it as one. I don’t look forward to the congestion in the valley.
 9. ☐
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Thanks for coordinating these responses! Here some of my thoughts

- No need for a 2nd golf course in my opinion
- No additional build out in Trappers - its dense enough already
- Keep as much open space as possible - Keep Eden area as rural as possible with master Plan
- Use the 492 development units only for new parcels that could sustain multiple units - without blocking vista and views of existing home owners
- No hotel in Eden proper - Hotel lodging should be tied to the Snow basin or Powder mountain panning not here in the valley
- Would like to see hiking trails in Nordic Valley and also above the Highlands
- Expand bike trails to Liberty/North Fork areas and tie in w/ trail around Pineview
- Amphitheater type arrangement at Wolf Mountain for music events, plays and other family activities.

Guess that's enough

- Should clustered development be considered to retain as much open space as possible?
 - Not clear on what this question is asking. Is this regarding the 400+ development units? Maps aren’t clear on where these units would be assigned. Not sure what the development units would look like - single family homes or town homes? Feel that building too many town homes draws a specific type of “owner” which I see as bringing in individuals who may not live here year round and aren’t interested in building or strengthening our community. I’m not in favor of town homes - especially units with more than two stories - it could potentially have a negative impact of the view corridor for current homeowners.

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- Is it desirable to retain and maintain the current Wolf Creek Golf Course? Is there a need and benefit from having another golf course developed?
 - I believe the market will answer this question. The current golf course has been struggling for “marketshare” and generally speaking nationally there have been a number of golf courses who have closed. Golf courses are beautiful and offer opportunities for other recreational opportunities - example - opening the area during the winter for nordic activities.
- Should community recreation areas be considered, e.g., parks, picnic areas, soccer fields, outdoor concert areas, related parking areas, etc.
 - Absolutely. This will directly impact who is drawn to buy a home here. If we don’t plan for areas that support young families and individuals with active lifestyles - it reduces the liveability of our community. Our community has different members - those that are recreation minded (whether full-time year round residents or part-time), those that are looking to raise a family “in the country”, and those that are ranchers and farmers. Oftentimes, many people are here from cradle to grave. Priority recreation areas would include outdoor concert areas, community gathering areas to support a larger venue for farmers market and larger areas to support a local “rodeo”. We should make sure that we consider the points of view for all members of our community.
- Should biking and hiking trails be continued through all the communities developed?
 - Absolutely. Feel that this is something that we are critically lacking and should make sure that our communities are better connected with trails - many people who live here are looking to live an active lifestyle and these trails will help promote building a stronger sense of community.
- Should there be some commercial areas to provide local shopping, restaurants, etc.?
 - As our community grows, we need to make sure that we have areas designated to support the consumption needs. We also need to make sure that we allow our business owners opportunities to serve a “market”, meaning it makes no sense to have another grocery store in Eden - that there should be a balance on how commercial property is zoned.
- Should consideration be given to a commercial transportation hub to support the projected development and travel to Powder Mountain?
 - This is a great question and depending on how accelerated the build out plans are - it should be taken into considered. It would have an impact on residents’ livability and the livelihood on local businesses.
- Will additional new roads or improvements to existing roads be required to handle increased development?
 - Unfortunately, yes and traffic studies should be conducted. Traffic should be directed to support local businesses.
- Should there be requirements for emergency preparedness?

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- Yes, absolutely, especially since we are a “resort” community and we have a fair number of individuals that are here seasonally. They aren’t in the position to appropriately plan for this. Additionally, we are geographically isolated and feel that our area would be put at the bottom of the list for Weber County support services.
 - Should wildlife conservation be considered?
 - Yes. We have a considerable amount of wildlife in our community and should think about offering a refuge area for wildlife during the winter months. This also includes Pineview Lake. Different types of bird species come here and we should make sure we support their migration paths.
 - Should impact to schools be considered?
 - An unintended consequence of building homes that attract seasonal homeowners is that our schools would be impacted by enrollment. This is a community where people come to raise a family and because we are geographically isolated - we need to make sure our schools are intact and that we plan for sustaining student enrollment. Building homes that young families can afford is important. If we were to do a study of demographics I would project that the demographics of our community is shifting which we need to make sure we protect the diversity of who lives in Ogden Valley.
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- Obtain feedback from your respective communities on what should be considered for future development of Wolf Creek
 - Restoring the pool to its original glory with a snack bar and extra pools would be amazing. Otherwise stick to the master plan and do not allow any open spaces to be modified aside from pathways.
- Obtain feedback from your respective communities on what would not be acceptable for future development of Wolf Creek

Wolf Creek should keep what recreation it has left and not allocated recreation amenities to be further developed into homes. New buyers have expressed a desire to add homes to the current golf course and either remove the course or relocate it. There have been so many lies to current owners of the Wolf Creek Resort that making yet more changes to satisfy the needs of developers is not acceptable. There is a master plan that was in place when they acquired their parcels. While consideration should be taken at allowing a reduced density, all open space and increased density should be absolutely denied. And if any changes damage a current owners’ views, open space or home value it should be denied.

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- Plan to attend a meeting at the end of July with the feedback you obtained from your respective communities. The date and time of this meeting will be sent to you shortly.

Community

I do think clustered development is a good idea, to a point. I wouldn't want the Wolf Creek area to turn into only a resort, condominium area that has few single family homes. It should be a mix of both, also looking for areas for permanent residents.

I think it is very important to keep the existing golf course, however I don't believe expansion is wise. This golf course has been mismanaged for years and, as a golfer, am disappointed. It is a great course, but they have done their best to keep local golfers away.

I think we should have as many outdoor recreation areas as possible and include in that a recreation facility that can be used year round including swimming, workout area, racquetball, etc.

Biking and hiking trails should be encouraged and maintained.

Commercial areas would be fine as long as it was zoned appropriately. Probably along Powder Mtn road. Also a transportation hub, as is being done across from the post office would be important. Powder Mtn Road is just too steep and dangerous for the amount of traffic that they are projecting.

Absolutely, Emergency Preparedness should be an issue to consider. If there is an emergency and this valley is cut off from outside areas, all of these visitors will need to be taken care of. What if any plans does Powder Mountain and these other "rental" areas have? It will be up to the local community to take care of potentially thousands of additional people.

Wildlife conservation should be considered. We love the wildlife that we have in our areas and would not want them driven out for more and more housing.

Also, impact on the schools should be considered, however it is my understanding that both schools in the Valley are well under capacity. However, these schools should benefit most from the increase in tax rates.

Personally I am really concerned about the Emergency plans, as I'm sure you are. What is the county going to do to assist in taking care of emergencies in this area. They would need to provide us with the supplies and resources to help hundreds or thousands of people that will not be prepared in this area.

Thanks for doing this. Let me know if there is anything else I can do.