

Appendix F - Fairway Oaks Community Input

Dear ,

Here is the response from Fairway Oaks HOA regarding master planning input for the wider Ogden Valley. Generally the view from owners is that they appreciate the attempt to get input from the wider valley, not just the original Wolf Creek Master Association neighborhoods. Thank you for that!

1. Clustering is seen as helpful to maintain the open space feel, to enable easier more organized access to facilities and services, and to optimize road planning. Alternatively, within Ogden Valley there could be a density regulation established that maintains the quaint feel that draws us to the valley. Unless previously approved all new applications for development or individual homes could have a minimum of three acres to retain open areas for wildlife and wildlife migration.
2. The golf course is viewed as a valuable asset, which will grow in value over time as more permanent residents come in. It makes this area a balanced year round destination area for all popular outdoor activities. Additional courses do not appear to be needed given the growth numbers discussed so far. We should help the existing one stay solvent while the use picks up over time and with greater population and occupancy.
3. There seem to be adequate recreation areas. The desire is to keep what we have clean and maintained, provide adequate and well defined parking areas near trailheads and use areas that we have, before building more.
4. Biking and hiking trails attract healthy people of all ages, and are a low environmental, lighting, and sound impact to the community. They are supported by this HOA.
5. We seem to have fairly well located commercial areas in the valley floor. Better to keep clustered for the reasons listed in number 1. Owners are pretty much all against franchise food options, and franchise of any type. These will likely pit our local interests against those of larger corporate money, on things such as appearance, lighting, signage, parking.
6. Local or unique one of a kind businesses are favored and encouraged as the demographics permit. An Asian restaurant selection has been voiced by many, either offered by existing restaurants or as a new variety.
7. Also, a restaurant along Pineview Reservoir was suggested, open to the public, offering a lake side view. So, a mini lakeside commercial area, done with taste and planning, to offer peaceful dining and meeting experience, maybe in conjunction with parking for a trailhead, or biking trail area, might make sense. The lakeside restaurant complex or meeting area should also be encouraged to be an all-day facility if possible serving breakfast through dinner. It would be enhanced if it had both a fine dining area and a casual dining area. Have boat docks to gain additional business for the casual dining crowd from the boaters. This would not only make it more convenient for the boaters but would reduce traffic from those that would otherwise leave the lake to eat and then return to their boat.
8. A public year round swimming pool, lap pool facility is desired.
9. A central parking hub to encourage bulk transportation up the mountain is supported. Related to this, close the pow mow road after the last development in our valley to only pow mow residents and guests to encourage use of a shuttle system and encourage reduction of traffic.

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10. Practical but limited road expansion is supported. For example, the connection from the lower part of the Powder Mountain road, meandering NE to meet up the road that comes down from Elkhorn, providing a loop to the Highlands/Trappers and other hillside neighborhoods, seems to make much sense, and will reduce overall Pow Mow road traffic. This should be better for the increased foot traffic along both sides of that road for residents and golfers.
11. A tastefully designed biking and walking trail from Valley Market area up the Powder Mountain road to where the last neighborhood ends, with a gradual tasteful ramp to enable foot, bike, and golf cart traffic to cross the road will be of greater importance and use in the years to come.
12. It is expected, that it is a given that expansion will be balanced with a view to resource and facility capacity. For example, capacity of water and sewer, cost to expand and maintain for growing population, adequate schools for projected demographic, fire and rescue and emergency preparedness services.
13. Also, given the appeal of wildlife and the natural gift we have now with so many pretty much harmless varieties, we support the ongoing support of natural habitat as part of long term planning.
14. Completion of the North Ogden Divide road connection to the pow mow road. This too would reduce traffic on the lower part of pow mow road and at the 4 way stop.
15. Replace the four way stop at Valley Market corner with a well-designed traffic circle. This should reduce congestion as the inevitable traffic increase occurs.
16. As long as possible avoid adding any traffic lights.
17. Do not permit the Ogden Valley Land Trust to sell or develop any property they own for other than wildlife preservation or agricultural use unless approved by election of the Ogden Valley residents and not Weber County as a whole. Their charter is to preserve land, not develop it.
18. All new developments should be required to place a fee into trust for each of the developments future full occupancy utility improvement cost. If adding 500 residents to a condo complex, then the cost for water, sewage, etc... Should be born by the developer and passed on to the buyers.

Respectfully Submitted,

Fairway Oaks HOA Board President

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