

## Appendix K - Wolf Ridge Community Input

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From: >

To: >

Sent: Mon, Jul 28, 2014 11:16 am

Subject: RE: REMINDER: Follow-up Meeting for Community Feedback on Future Wolf Creek Resort Development

Good morning and –

My apologies for not timely emailing you feedback from my neighborhood (Elkhorn Circle, aka Phase 3 and Phase 4 of the Wolf Ridge Subdivision). It has been a challenge to get my neighbors to meet with me to discuss the future development of Wolf Creek.

As of today I've sat down and have a focused discussion with just two different households on this street. The rest of my neighbors have not been around either because their homes are secondary (vacation) homes, or because they've been away from Ogden Valley for the extended Pioneer Day vacation.

On a side note – earlier this year I drafted a revised version of the original restrictive covenants (which were recorded against this subdivision back in 1995) in an effort to address some glaring deficiencies and inconsistencies in the original covenants. Not surprisingly, I received absolutely zero response from the owners of the empty lots. They probably felt my efforts would negatively impact their efforts to build on or sell their respective lots. My efforts related to this matter have had the same result with regard to the empty lot owners.

Please note that there are 18 lots in this particular subdivision, but only 10 houses have been built. The owners of three different homes have promised they will find time to meet with me sometime during the next couple of days so hopefully I'll have some feedback from them within the next 24-48 hours.

In the meantime, I will generally share with you the feedback I've received from the folks with whom I've spoken thus far. Some of this feedback includes initial comments from the people I hope to meet with either later today or tomorrow.

Each homeowner with whom I spoke (5 of the 10 homes) emphatically agrees that:

1. Clustered development absolutely should be considered in order to retain as much open space as possible.
2. Is it definitely desirable to retain and maintain the Wolf Creek Golf Course.
3. They fail to see any need or benefit from having another golf course developed.
4. Certain community recreation areas (such as one or two parks and picnic areas) should be considered, but the homeowners with whom I spoke were far less enthusiastic about the possibility of adding certain other recreation amenities (such as soccer fields and outdoor concert areas) due to the perception that they would likely result in increased local traffic.

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5. Biking and hiking trails should generally be continued through the communities (although, again, the concern was that we not find ourselves with an excessive number of trails crisscrossing the landscape).

6. Wildlife conservation should ABSOLUTELY be considered.

7. Emergency preparedness requirements.

8. Not surprisingly, the residents of Elkhorn Circle are overwhelmingly in favor of construction of the additional road in order to provide access to and from the Highlands, Elkhorn and Trappers Ridge communities. Such a road would probably significantly decrease the amount of traffic on Elkhorn Drive so, again, its no surprise that those of us who live on Elkhorn Circle would favor that particular additional new road in order to handle increased development and/or residents in Highlands, Elkhorn and Trappers.

There seems to be far less support for commercial areas to provide local shopping, restaurants, etc., as well as a commercial transportation hub to support the projected development and travel to Powder Mountain. However, the neighbors with whom I spoke said they would need more information in order to have a strong opinion on those issues.

I received a neutral response regarding the impact on local schools, although one resident strongly feels the valley should have a Montessori school as an alternative to the public schools. Incidentally, that person is the only homeowner on this street who has any young children. However, because he uses his home only very part-time, even he did not have a strong opinion regarding the local schools.

That is all the information I have at the moment. Again, I will attempt to gather more information later today and tomorrow and then pass that data along to you.

In the meantime, please let me know if you have any questions regarding the neighborhood feedback I've provided above. I am usually up until at least 10 PM so, if you'd like to call, please feel free to call me late into the evening hours.

Thank you, again, for spearheading this effort and I'll look forward to seeing both of you tomorrow evening at the Pineview Lodge.

Best regards,

C