

Appendix M – September 17, 2014 Community Meeting Input

The following input/comments on the future development of Wolf Creek Resort were obtained from both verbal and written comments provided at the September 17, 2014 Community Meeting held in Pineview Lodge in Eden, Utah with 200+ community attendees.

- Agreed that we do not want our valley to be another Park City. However, the communities and elected officials in Park City tried to control development more than 30 years ago, but when the big money developers came in, they lost control.
- While commercial areas have been included for future Wolf Creek Development, how can people visiting the valley know where restaurants, etc. are if the sandwich signs are prohibited by Weber County ordinances? Would it be possible to erect professionally looking “directory” signs (as they have in shopping malls) at strategic entry points into the valley listing the commercial facilities in the valley?
- Water quality and quantity assessment is urgently needed for the valley.
- Exchanges of water quantities from Pineview Reservoir to meet up-stream development in the Valley is not sustainable.
- How is water quantity assessed for each development unit? Development sometimes moves ahead of accurate reviews of supply by state engineers.
- Valley needs better roads to accommodate increasing use of the valley for major sporting events.
- If the area by the Valley Market will be the “hub” for more restaurants, can the piece of property that looks like a land fill be cleaned up?
- How many units were approved in the master plan before the bankruptcy sale? *(In the 2002 Wolf Creek Development Agreement, 2152 development units were approved for Wolf Creek Resort. In 2007, a separate development, Eagles Landing, requested to be annexed into Wolf Creek Resort. Weber County had approved 106 development units for Eagles Landing. Hence, at the time of the bankruptcy sale in June 2012, a total of 2,258 approved development units existed within Wolf Creek Resort.)* Where are the 492 plus units that were in excess of the units shown in the original master plan going to be put? *(After extensive analysis of potential unassigned Wolf Creek development units, it was determined that in fact there were zero unassigned development units to be assigned.)* Is any 01 zoning impacted by the proposed development? *(Assuming 01 zoning refers to the O-1 land use/zone code indicating open space, there has been no impact to date with the proposed update to the Wolf Creek master development plan.)*
- I had an episode requiring EMTs to come to the house. They took several EKGs, blood pressure testing and other vital signs. None of these medical measurements were compatible with or available to or useable by the Intermountain Hospital Emergency room.

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- Developers should be responsible for weed abatement/landscape maintenance as well as roads and subdivisions.
- Make open space something someone would like to look at. The land West of Fairways is just a gravel pit.
- Push overall Ogden Valley master plan – air, water, open space, egress/ingress.
- Include “way finding” signage in the Master plan.
- We were not asked this summer about the development, but are so happy about the result. Our property borders open space – we are thrilled that has been preserved in the proposal. Thank you for all of this work. We fully support the proposal.
- Make an egress road out of Elkhorn Drive.
- Lights from Moose Hollow foyers shine across the valley and need to be addressed as part of the dark skies initiative. Also, the lights at the top of Powder Mountain Ski Resort need deflectors so they do not shine out over the valley. There are just a few lights atop poles that are the main irritation.