

# **Welcome**

## **Community Meeting on Wolf Creek Future Development**

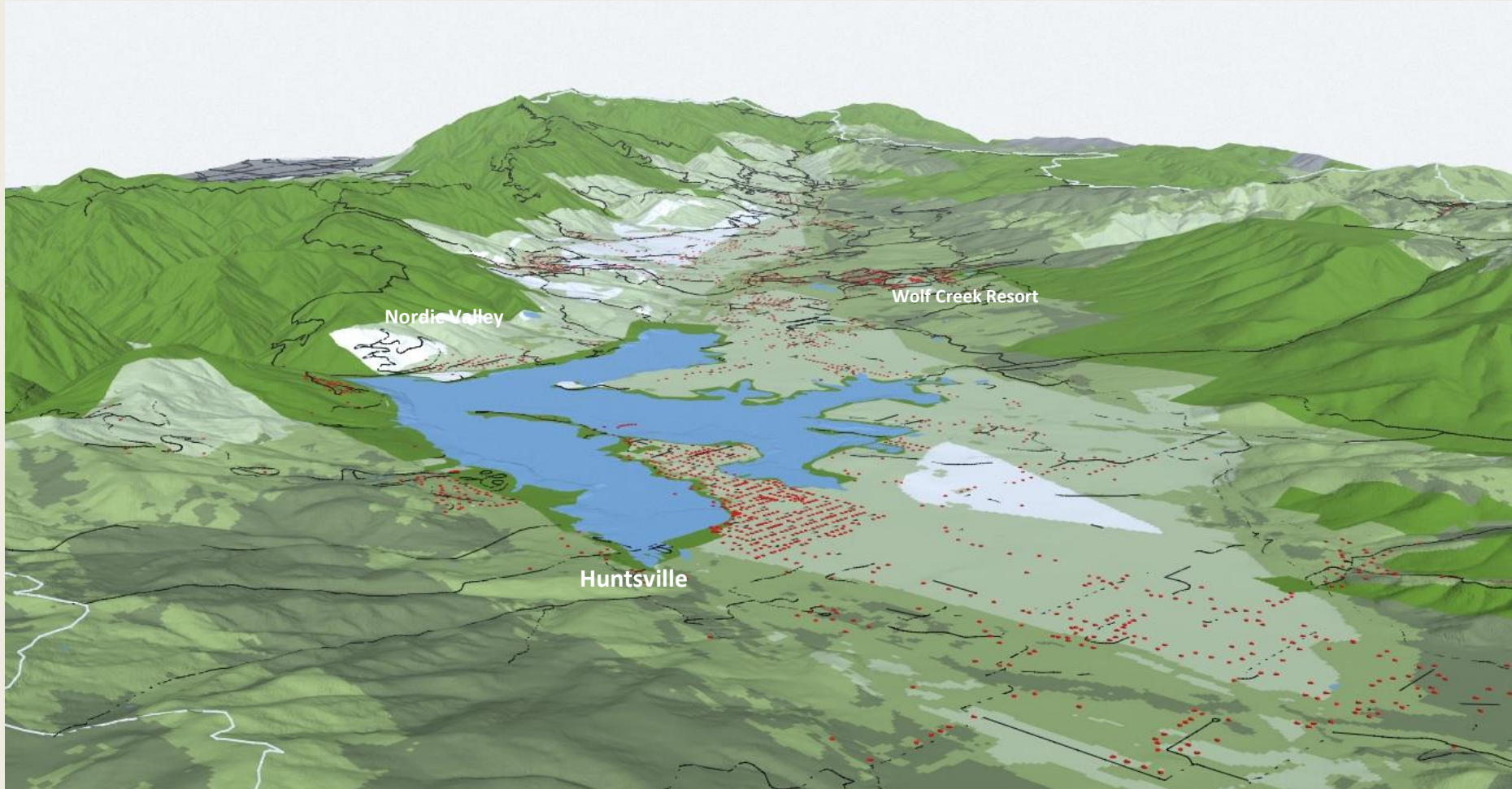
**July 8, 2014**



# Introduction to GEM

- Ogden Valley GEM Committee
  - Growth with Excellence Mandate
  - Objective is not to stop development/growth
  - Help influence better planned development
- Related Current/Planned Initiatives for Ogden Valley
  - Forest Service revised plan for Pineview Reservoir
  - Dark Sky Certification
  - Weber County Consultant review of Ogden Valley (Aug/Sept 2014)  
(Current versus Future Ogden Valley Development)

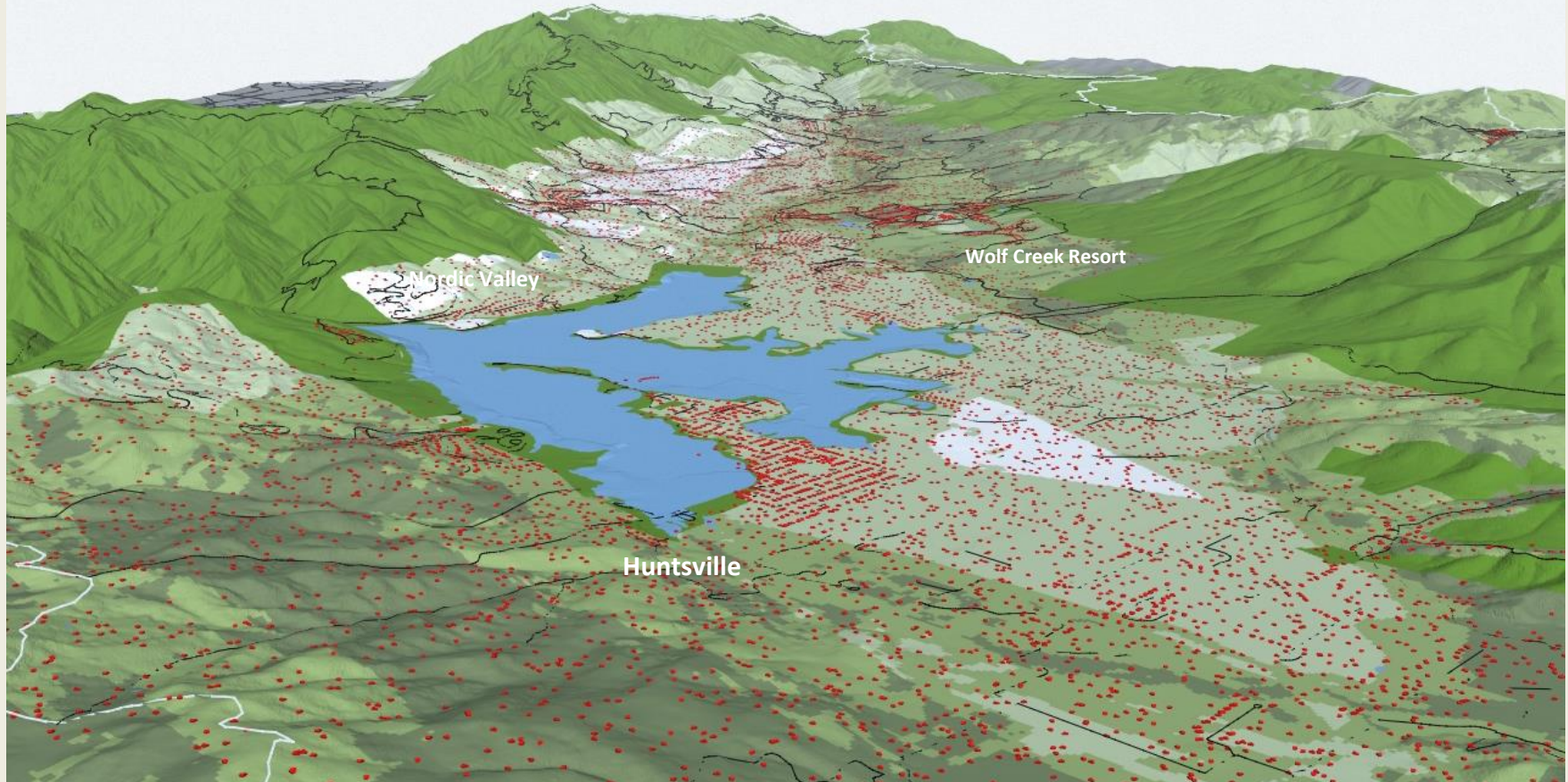
# 2005 existing housing units



South looking North



# Full build-out under 2005 zoning and existing development rights



South looking North

# Objectives of Our Community Meeting

- Identify communities invited to meeting
- Review plan projected for Wolf Creek Resort in 2002
- Review recent request to amend 2002 Wolf Creek Resort Development Plan (Ogden Valley Planning Commission Meeting on June 3, 2014)
- Obtain feedback from communities on elements needed to a revised Wolf Creek Master Development Plan

# Communities Invited to Meeting

- Wolf Ridge
- Fairway Oaks
- Trappers Ridge
- The Fairways
- Patio Springs
- The Highlands
- Wolf Star
- Eagles Ridge
- Moose Hollow & Cascades
- Elkhorn
- Eden Hills
- Wolf Lodge
- Wyndham Time Shares
- Powder Mountain Road Area



# 2002 Wolf Creek Resort Master Development Plan



# **Request to Amend 2002 Wolf Creek Resort Master Development Plan**

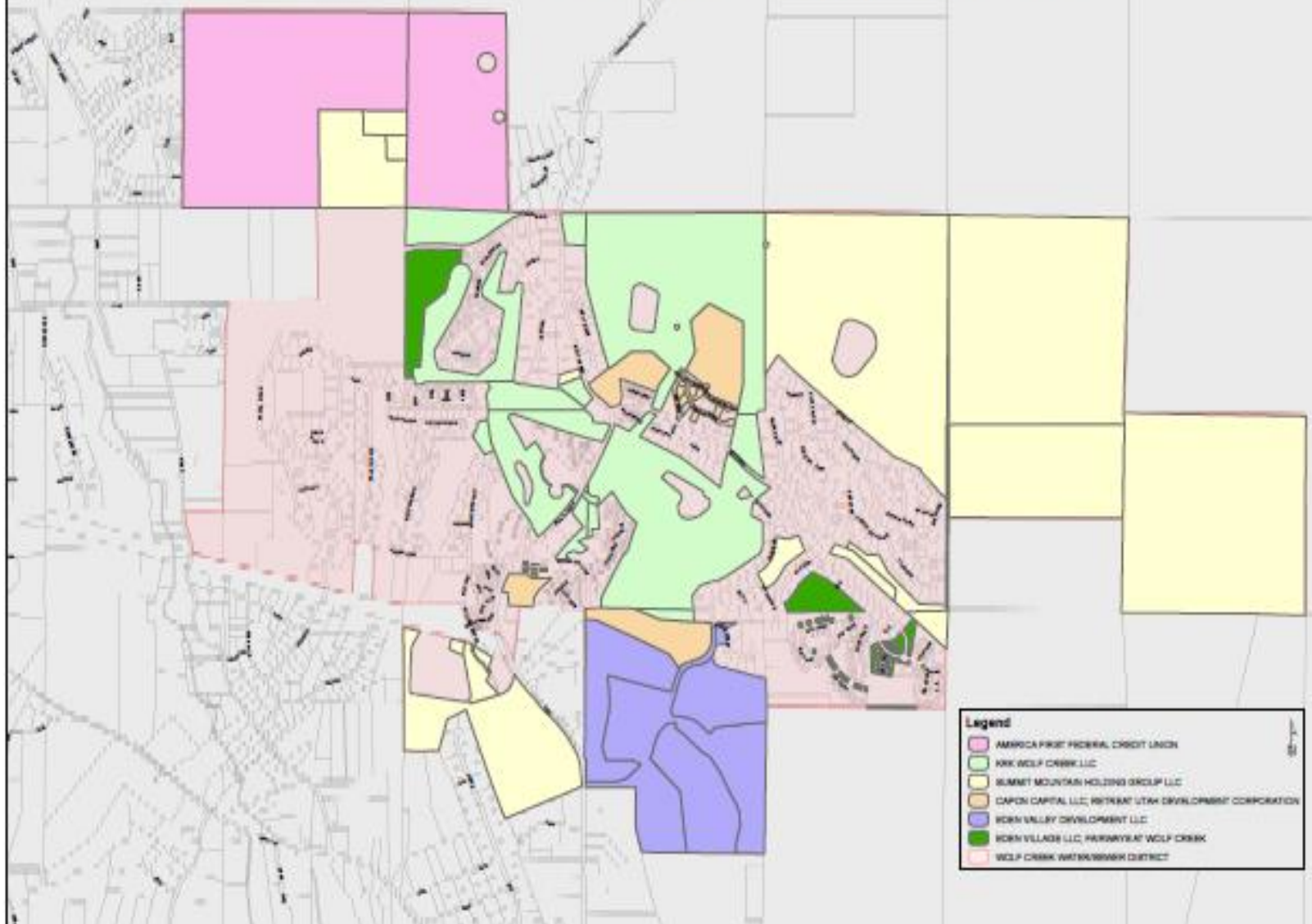
- Density for Wolf Creek communities approved based on planned open space and other amenities (e.g., recreation)
- Wolf Creek Resort Master Development plan not yet completed
- Approximately 492 approved development units not yet assigned to specific parcels within the Wolf Creek Resort
- Five owners who obtained several parcels at the 2012 Wolf Creek bankruptcy auction requested Ogden Valley Planning Commission approve assignment of remaining 492 Wolf Creek development units to their respective parcels
- June 3, 2014 - Ogden Valley Planning Commission unanimously voted (6 - 0) to deny the request to amend the 2002 Wolf Creek Master Development Plan



# **Owners Requesting Amendment to 2002 Wolf Creek Master Development Plan**

- America First Federal Credit Union
- KRK Wolf Creek LLC
- Capon Capital; Retreat Utah Development Corporation
- Eden Valley Development LLC
- Eden Village LLC; Fairways at Wolf Creek

# Wolf Creek Parcel Owners by Corporation July, 2014



# How Can Community Leaders Help?

- Obtain feedback from your respective communities on what should be considered for future development of Wolf Creek
- Obtain feedback from your respective communities on what would not be acceptable for future development of Wolf Creek
- 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.



# What Factors Need to be Considered for Future Wolf Creek Development?

- Should clustered development be considered to retain as much open space as possible?
- 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?
- Should community recreation areas be considered, e.g., parks, picnic areas, soccer fields, outdoor concert areas, related parking areas, etc.
- Should biking and hiking trails be continued through all the communities developed?
- Should there be some commercial areas to provide local shopping, restaurants, etc.?
- Should consideration be given to a commercial transportation hub to support the projected development and travel to Powder Mountain?
- Will additional new roads or improvements to existing roads be required to handle increased development?
- Should there be requirements for emergency preparedness?
- Should wildlife conservation be considered?
- Should impact to schools be considered?

# Schedule for Next Steps

- End of July - Collect initial community feedback
- August 6, 2014 - Present community feedback to the GEM Committee (GEM meetings are open to the public)
- Early - Mid September - Hold a town hall meeting open to all residents of communities within and surrounding Wolf Creek Resort regarding input received for future Wolf Creek Resort development

# **Thank you for attending this meeting!**

**Additional Questions:**

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