

Appendix I - Eden Hills Input

July 25, 2014

Hi and ,

This is a long e-mail; but I wanted you to have the “methods” I used to get the responses.

Over the last 2 weeks, I contacted via e-mail 31 people who live in the Eden Hills Subdivision. Of these 31, I met with 12 individuals in person; I received 2 additional written responses; and I am waiting for 2 more in writing. I have also recently explored a number of the ideas of the “factors” with about a dozen other individuals who live in the Ogden Valley, but not in Eden Hills.

I explained to the respondents that currently the new owners are not asking for “re-zoning” but only for the county to amend the development plan for the Wolf Creek Resort (WCR). Respondents, however, tended to think that “amending the WCR Development Plan” would amount to changing the land use and thus would essentially result in “re-zoning.” (So, in the below descriptions of responses, I have sometimes used the terms “re-zoning” and “proposed changes in Wolf Creek Resort land use planning,” and “changes in the 2002 Wolf Creek Resort Master Development Plan” interchangeably.)

In general, responses tended to reflect a “local” perspective. That is (as could be anticipated), issues that impacted given individuals directly—either through personal experiences or through their geographic proximity to Wolf Creek—provoked the most knowledgeable responses and the most emotion. Other topics (such as road development within WCR) evoked much less passion.

Also, in general, there was surprise and even dismay among many people to learn that there could be changes in the existing zoning, general planning, and general placement of units within the Wolf Creek Resort. Comments were made such as, “Look at the [2002] master plans.” “Continue with what was decided before.” “Just because there are new owners, we should not change zoning now.” When many people learned that current owners might change the previous, long discussed, long negotiated arrangements of some open areas—which they felt had previously included swapping golf courses, driving ranges, and other “open areas” for other areas of high-density development—there were expressions of dismay. “Not again.” They thought that developers could certainly exercise their options to build more units placed in areas already allotted to highest density, or that more commercial activities could occur in areas in which commercial activities already exist. But there was general concern that (for example) commercial uses be permitted in areas not previously zoned for such uses, that increased density units be permitted in areas designated for less density, or that currently open areas be developed.

Here are summaries of the responses to the specific questions.

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

Should cluster development be considered to retain as much open space as possible?

Respondents think that the development at Wolf Creek is more or less “clustered” already. Respondents were in favor of maintaining those current ways of permitting growth in the current high density areas of the Wolf Creek Resort (WCR)--that is, continued high density development or commercial development in areas already so developed. When asked about changing that allocation or allowing commercial or higher density development in previous single-housing areas or currently open areas, they were opposed. (A few voiced opinions about cluster developments in other areas of the Ogden Valley, but those will not be recorded here.)

Should we retain and maintain the current Wolf Creek golf course? Is there a need for another golf course?

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Definitely “Yes” to maintaining the current golf course. Respondents unanimously felt “no” when asked about a second course. Even people who are mildly “anti” golf courses in general (usually expressing concerns about the use of water on the course), want to preserve the course. Respondents also wanted to maintain the current uses surrounding and supporting the golf course—clubhouse for commercial activities, putting greens, driving range.

Should community recreation areas be considered? Should we mandate parks, picnic areas, outdoor concert areas etc.?

- 1) Yes. But it depends on the type of recreation. Stick with activities consistent with the existing residences and activities.
- 2) We can't mandate that developers put in parks if they are not required to do that by Weber County. That would be changing the zoning after it was purchased and not fair to the developer.

Should biking and hiking trails become continued through all the communities developed?

Respondents thought yes, of course. Several thought that trails were already mandated to be part of new developments.

Should commercial areas be developed to provide shopping, restaurants, etc.?

There were strong opinions that new commercial areas should not be developed beyond the areas already zoned as commercial. There is not a need for shopping or restaurants in areas beyond those areas in which these activities are already present in the WCR. New shopping or new restaurants in the current commercial zones would be welcomed.

Should a commercial transportation hub to support Powder Mountain traffic be placed in Wolf Creek?

No. This was an issue that was particularly important to many Eden Hills residents, who were universally opposed. [See below for a personal response to this question.] I could not be at all objective in presenting this issue. So I am sure my biases came through in the discussions. Ninety percent of all of the Eden Hills residents contacted have strong opinions opposing this

Will new roads need to be added to existing roads to handle increased development?

Most respondents did not have enough specific information to have opinions on this issue. Opinion was generally negative about the addition of major roads not already present; but the extension of some of the existing WCR roads into additional sub-divisions seemed supported.

Should wild life and environmental conservation be considered?

Definitely. Development should not be allowed in wildlife corridors, riparian areas, and most of the open areas.

Should impact to schools be considered?

Yes.

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Here is a personal response opposed to the idea of placing a transportation hub in the Wolf Barn area. This negative response was supported by 100% of the people who do not live in Eden Hills, and 90% of the people who do.

A personal addendum:

The above is all, to the best of my knowledge, very accurate, objective, and relatively unbiased. The below is coming only from me and is accurate and honest but reflects my own strong beliefs and biases about a part of Wolf Creek referred to commonly as the "Wolf Barn Area."

Apropos to the above discussions, I am strongly against Weber County now, or anytime in the future, allowing a major transportation hub to serve Powder Mountain to be built on the "Wolf Barn" property (which is just east of our Eden Hills lower Common Area, the H_____ Family's property, and the H_____ property). As part of the Wolf Creek bankruptcy settlement, Summit purchased this area and has been pushing for this location as the site for their major transportation hub for several years.

Here are some of my concerns:

Each day, such a transportation hub would have to provide parking for hundreds of cars and facilities for many hundreds of skiers in need of food service, restrooms, warming buildings, ticket purchases, and bus loading. I believe that it would leave a major footprint on an area that borders a riparian area, is home to wildlife, is now zoned AV-3 (in which zoning none of the needed facilities is allowed), and was designated as "Recreational Open Space" in the 2002 Wolf Creek Master Plan. In May 2008, recognizing this recreational open space designation as important, Wolf Creek (through Eric Householder, Planner for Wolf Creek) worked very diligently with the Weber County Planning Office (Sean Wilkinson) to help develop the Wolf Creek Family Adventure Center and to develop an over-all concept plan for the area. The development and implementation of the Adventure Village was a model for planning, cooperation, and OVPC efficiency. In contrast to all previous planning and development in this 84-acre parcel, the new owners are now telling us that, since the Wolf Barn area is not really formally zoned as open space, that it would make a good location for a Powder Mountain transportation hub. I strongly believe that, should a transportation hub be permitted by Weber County in the Ogden Valley, that hub should be in the "downtown" Eden area in the commercially zoned area near the Valley Market. In that downtown Eden location, such a transit hub could serve other areas of public travel in the Ogden Valley—e.g. North Fork Park, Nordic Valley, Huntsville, Pineview. A transportation hub should serve the entire valley and not be located to best serve only Powder Mountain. In downtown Eden, such a facility would stimulate and enhance local businesses—markets, restaurants, convenience stores, ski shops and rentals, and banking—instead of setting up a competing set of facilities in Wolf Barn.

As representatives of WCS accurately state, the first phase of the current Wolf Creek planning does not include re-zoning, only allocation of previously granted 492 units. However, I strongly think that after the units are allocated, WCS will then come back to OVPC and the County Commissioners to request re-zoning to maximize profits on the investments they made to obtain the bankrupt Wolf Creek properties. I believe the zoning as it now stands should be maintained, that the rights of Wolf Creek individuals as co-stakeholders in Wolf Creek should be recognized, and that the siting of a transportation hub should not be in Wolf Barn.

Here's a copy of the information I used to get the above information.

July 14, 2014

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Hello to all:

A group of Wolf Creek property owners is making an attempt to have input into, and to have an effect on, the land use planning that is now in progress for the entire Wolf Creek Resort area. They asked me to get input from Eden Hills property owners; and I agreed to do so because I think the results of this planning could have significant impacts on all of us. They had asked us to have a meeting and discuss these issues; and I have talked to a number of our neighbors. But in lieu of a meeting I would like to ask you to read this e-mail, take a look at the attachments, and either give me a call or e-mail me back with your thoughts.

Here is a brief summary of the complicated happenings at Wolf Creek:

Wolf Creek is a "Master Planned Community." Planning was done in 1984 and re-done in 2002 for the entire Wolf Creek development. The 2002 Zoning Development Agreement allowed for 2,152 "units" (homes, condos, hotel rooms, town-homes, etc.) to be "permitted" and built in various clustered areas over their 2,545 acres. This planning also mandated 1731 acres of "Open Space" under three different designations--"Dedicated Open Space," "Platted Open Space," and "Recreational Open Space." (Attached are copies of the official Weber County 2002 Open Space Map and the 2002 Zoning Agreement.) Since the Master Plan's codification in 2002, there have been many revisions within this plan and many different "swaps" in which high-density structures were permitted in exchange for open areas. There are currently 492 "units" that were apparently allotted to Wolf Creek but have not yet been permitted or built.

Any semblance of order in this development process ended when Wolf Creek went bankrupt. As part of the bankruptcy settlement, much of what was the original 2500 acres of "Wolf Creek" has been broken up, and ownership has been divided among six different owners—KRK Wolf Creek LLC (represented by Doug Bowers), Capon Capital LLC (John Lewis), Eden Development (Howard Schmidt), Eden Village LLC (Russ Watts), America First Federal Credit Union (Mike Olsen), Summit Mountain Holding Group (Greg Mauro), and Wolf Creek Water and Sewer Improvement District (Rob Thomas). (Attached is a June, 2014 map of the Wolf Creek holdings of each of these companies. Attached also is a current zoning map of the Wolf Creek area.) Last fall, the seven companies banded together, labeled themselves the "Wolf Creek Stakeholders" (WSC), and six of the seven (excluding Summit) hired the Householder Group to analyze the zoning, to analyze their properties, and to make a petition to the county to "assign" the 492 units—i.e., to decide upon which of the various properties and where on those properties the 492 outstanding units would be placed. On June 3, 2014, the Ogden Valley Planning Commission addressed a petition filed by these six owners requesting assignment for these units. OVPC voted (six to zero) to NOT approve this petition until the OVPC could get a better idea as to what the over-all new Wolf Creek development plan should be. Apparently OVPC asked the WSC to supply such a plan.

A group of property owners in a Wolf Creek subdivision believes that property owners who have, as individuals, purchased Wolf Creek assets should also have input into the distribution of these 492 units and input into the over-all Wolf Creek development plans. They believe they should be allowed to have such input because they own property in the Wolf Creek Resort area, and many predicated their individual purchases on the Wolf Creek zoning and planning that were at the time codified or planned—e.g.: areas designated as "commercial" or "open" or "high density" or "single family" or "recreational" would, they assumed, remain so. Now, with new owners, any or all of these designations may be in doubt. Because parts of our Eden Hills Subdivision are immediate neighbors to parts of Wolf Creek, and because development in many parts of Wolf Creek can affect all of our lives, I agree with their contention that individual property owners should have some ability to input their concerns and ideas; and I am writing you all to request your input. The plan is to (anonymously) tabulate your/our thoughts, share them (anonymously) in the next Community Meeting, and then convey them to the GEM Committee and to the OVPC. In this way, it is to be hoped that private citizen input—especially input from Wolf Creek individual owners who want to also be considered "stake-holders" in addition to the WSCstakeholders--may help shape the development at Wolf Creek.

These are the items that the Community Group asked for all of our feedback on:

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Clustered developments, golf courses, parks, trails, development of commercial and shopping areas, a transportation hub, road changes, wildlife and environmental concerns, schools.

Here is what I would request of you:

I have typed (into a Word document) and attached to this e-mail the specific questions that the Community Group wants answered. If the manner in which Wolf Creek is developed is of interest to you, could you please participate in this process by downloading the Word document, open it in Word, type any of your opinions or ideas under any or all of the questions, and then re-email it back to me as an e-mail attachment. I will maintain anonymity of all replies. If you prefer, you can make a copy of the document, write your responses and put it in my front screen door with no identifying information. Or if you prefer, you are welcome to call me (Lee Schussman, 3384 Fuller Dr, Eden; 801-884-8593) and give me your feedback or leave it as a voice message.

Thank you for reading all this. It is a very complex issue with a history of multiple competing positions, claims and lawsuits.

Lee S.

Received 8/7/21014

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

Should cluster development be considered to retain as much open space as possible? **Only if the ownership of the open space is transferred to a trust or some other legal instrument which would preserve the open areas in perpetuity.**

Should we retain and maintain the current Wolf Creek golf course? Is there a need for another golf course? **Two golf courses are not necessary, we have enough water shortage as it is.**

Should community recreation areas be considered? Should we mandate parks, picnic areas, outdoor concert areas etc.? **Of course.**

Should biking and hiking trails become continued through all the communities developed? **Absolutely!**

Should commercial areas be developed to provide shopping, restaurants, etc.? This is the least priority for me. **With the proximity of Ogden, who would these areas be developed for, out of town tourists? I don't feel that this area should be developed as a shopping/entertainment zone. The downtown Eden area would be a more suitable location for such projects.**

Should a commercial transportation hub to support Powder Mountain traffic be placed in Wolf Creek? **I would agree to the establishment of a Powder Mountain transportation hub in the Wolf Creek barn area if 90% of the 84 acre parcel surrounding the hub be preserved as wild space in perpetuity, and that the ownership of said land be transferred to a trust or some similar legal instrument. Otherwise downtown Eden would be a more suitable location, as other services are offered in that area.**

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Will new roads need to be added to existing roads to handle increased development? **If necessary, but not at the expense of preserving open space.**

Should wild life and environmental conservation be considered? **These considerations should be put at the top of the list. Nothing will do more to improve the future value of any properties than preserving the open space and natural environments that surround them.**

Should impact to schools be considered? **Yes.**