



W2184604

5-30
C2006-62

EH 2184604 PG 1 OF 13
DOUG CROFTS, WEBER COUNTY RECORDER
05-JUN-06 422 PM FEE \$1.00 DEP JPM
REC FOR: WEBER COUNTY CLERK

ORDINANCE NO. 2006-15

An Ordinance of Weber County, amending the Weber County Zoning Map by rezoning property in the East Half of Section 27, Township 7 North, Range 1 East, Salt Lake Base & Meridian from Residential Estates Zone RE-15 and Open Space Zone O-1 to Residential Estates Zone RE-15 and from Agricultural Valley Zone AV-3, Residential Estates Zone RE-15 and Open Space Zone O-1 to Forest Residential Zone FR-3.

WHEREAS, The Ogden Valley Township Planning Commission recommended approval of the request to rezone property at approximately 3100 N. Wolf Creek Drive from Residential Estates Zone RE-15 and Open Space Zone O-1 to Residential Estates Zone RE-15 and from Agricultural Valley Zone AV-3, Residential Estates Zone RE-15 and Open Space Zone O-1 to Forest Residential Zone FR, on March 28th 2006; and

WHEREAS, The Board of County Commissioners of Weber County, Utah, after appropriate notice, held a public hearing on May 16th 2006, to allow the general public to comment on the proposed zoning change; and

WHEREAS, The Ogden Valley General Plan sets a goal to enhance quality recreational opportunities with an objective to identify recreational assets, facilities and activities in the Valley and determine which facilities might be expanded to meet increased recreation demand and plan for such expansion and protect open space and sensitive lands; and

WHEREAS, The Board of County Commissioners of Weber County, Utah finds that the proposed zoning change and the concept development plan for the zoning change promote the goals and objectives of the Ogden Valley General Plan by enhancing quality recreational opportunities in the Ogden Valley through the expansion of the Wolf Creek Golf Course; and

WHEREAS, The Board of County Commissioners of Weber County, Utah finds that the proposed zoning change and the concept development plan for the zoning change promote the goals and objectives of the Ogden Valley General Plan through the preservation of open space by clustering residential development; and

WHEREAS, The Board of County Commissioners of Weber County, Utah finds that the proposed zoning change and the concept development plan for the zoning change will promote public safety by providing better access for emergency service providers into the eastern portions of the Wolf Creek development and better traffic circulation in the Wolf Creek area overall.

NOW THEREFORE, The Board of County Commissioners of Weber County, State of Utah, Ordain as follows:

22-021-0102 ^W/_{PT}

Section 1.

The Zoning Map of Weber County is hereby amended by reclassifying the following described area of unincorporated Weber County from Residential Estates Zone RE-15 and Open Space Zone O-1 to Residential Estates Zone RE-15.

A part of the East Half of Section 27, Township 7 North, Range 1 East, Salt Lake Base & Meridian beginning at a point on the South line of Elk Horn Subdivision Phase 3 said point being S. 00°27'53" W. along the section line 163.46 feet from the Northeast Corner of said Section 27, T7N, R1E, SLB&M; thence the following courses: S 00°27'53" W 2464.48 feet along said section line to the east quarter corner; thence S 00°22'02" W 650.86 feet along the section line; thence N 89°37'27" W 1805.50 feet to the East line of Andersen Acres Subdivision; thence N 13°25'39" W 362.44 feet along the East line of Andersen Acres Subdivision; thence N 00°00'09" W 530.00 feet along the East line of Andersen Acres Subdivision and the extension of said subdivision; thence West 752.36 feet to the West line Of the East half of said Section 27; thence N 00°16'53" E 2261.16 feet along the West line Of the East half of said Section; thence S 89°07'48" E 176.96 feet; thence S 67°23'35" E 604.07 feet; thence S 65°54'36" E 539.55 feet; thence S 36°56'23" E 232.69 feet; thence Northeasterly 126.01 feet along a curve to the right to a tangent line (R=255.00' Delta=28°18'49" T=64.32' CH=124.73' CHB=N 58°01'40" E); thence N 72°11'05" E 197.69 feet to a tangent curve; thence Northeasterly 340.16 feet along said curve to the left to a tangent line (R=270.00' Delta=72°11'05" T=196.83' CH=318.11' CHB=N 36°05'32" E); thence North 229.51 feet to the south line of Elk Horn Phase 2; thence S 89°07'48" E 806.75 feet along the south line of Elk Horn Phase 2 to the point of beginning.

Contains: 7,071,745 sq. ft. / 162.34 acres

22-021-0102 ^W/_{PT}, 22-021-0061 ^W/_{PT}

Section 2.

The Zoning Map of Weber County is hereby amended by reclassifying the following described area of unincorporated Weber County from Agricultural Valley Zone AV-3, Residential Estates Zone RE-15 and Open Space Zone O-1 to Forest Residential Zone FR-3.

A part of the Northeast Quarter of Section 27, Township 7 North, Range 1 East, Salt Lake Base & Meridian beginning at a point on the South line of Elk Horn Subdivision Phase 2 said point being S. 00°27'53" W. along the section line 163.46 feet and N 89°07'48" W 806.75 feet from the Northeast Corner of said Section 27, T7N, R1E, SLB&M; thence the following courses: South 229.51 feet to a tangent curve; thence Southwesterly 340.16 feet along said curve to the right to a tangent line (R=270.00' Delta=72°11'05" T=196.83' CH=318.10' CHB=S 36°05'32" W); thence S 72°11'05" W 197.69 feet to a tangent curve; thence Southwesterly 126.01 feet along said curve to the left to a non-tangent line (R=255.00' Delta=28°18'49" T=64.32' CH=124.73 CHB=S 58°01'40" W); thence N 36°56'23" W 232.69 feet; thence N 65°54'36" W 539.55 feet; thence N 67°23'35" W 604.07 feet; thence N 89°07'48" W 176.96 feet to the West line the East half of said section 27; thence N 00°16'53" E 162.05 feet along the west line of the east half of said section 27 to the North quarter corner of said section 27; thence S 89°09'42" E 738.12 feet along the north line of said section 27; thence S 68°46'53" E 378.92 feet; thence S 85°37'27" E 500.94 feet to the Southwest corner of Elk Horn Phase 2; thence S 89°07'48" E 256.89 feet along the south line of Elk Horn Phase 2 to the point of beginning.

Contains: 698,551 sq. ft. / 16.03 acres

Passed, Adopted and Ordered published this 30 day of May, 2006, by the Board of County Commissioners of Weber County, Utah,

Commissioner Bischoff	Voting	<u>aye</u>
Commissioner Cain	Voting	<u>aye</u>
Commissioner Dearden	Voting	<u>aye</u>



 Craig L. Dearden, Chair

ATTEST:


 Linda G. Lunceford, CPO Weber County Clerk

C2006-62
WEBER COUNTY

EN 2184604 PG Ord 03006-15
4 of 13

ZONING DEVELOPMENT AGREEMENT

PARTIES: The parties to this Zoning Development Agreement (Agreement) are Wolf Creek Properties LC ("the petitioner") and Weber County Corporation ("the County").

EFFECTIVE DATE: The effective date of this Agreement will be the date that rezoning approval is granted as outlined below by the Weber County Commission ("the Commission").

RECITALS: Whereas, the petitioner seeks to rezone property generally located in the **East Half of Section 27, Township 7 North, Range 1 East, Salt Lake Base & Meridian** within the unincorporated area of Weber County, Utah from **Residential Estates Zone RE-15 and Open Space Zone O-1 to Residential Estates Zone RE-15 and from Agricultural Valley Zone AV-3, Residential Estates Zone RE-15 and Open Space Zone O-1 to Forest Residential Zone FR-3** for the purpose of: **constructing a 106 single family dwelling units and 24 two family dwelling units** which property consists of approximately 178 acres and is more particularly described on EXHIBIT A attached hereto and incorporated herein by this reference ("the property"); and,

WHEREAS, the County seeks to promote the health, welfare, safety, convenience and economic prosperity of the inhabitants of the County through the establishment and administration of Zoning Regulations concerning the use and development of land in the unincorporated area of the County as a means of implementing adopted Land Use General Plans of all or part of the County; and

WHEREAS, petitioner has requested that certain property be rezoned for purposes of allowing him or his designees to develop the property in a manner which has been outlined to the Planning Commission; and

WHEREAS, the petitioner considers it to his advantage and benefit for the County to review his petition for rezoning based upon having prior knowledge of the development that is proposed for the property so as to more completely assess its compatibility with the County's master plan and for the area and the existing land use surrounding the property to be rezoned as outlined in Exhibit A.

WHEREAS, the County is desirous of rezoning the property for the purpose of developing the property in the manner outlined to the county but does not feel that the property should be rezoned unless the development that the petitioner contemplates is commenced and completed on the property within an agreed upon reasonable time; and

WHEREAS, it is in the best interests of both the petitioner and the County that in the event the petitioners project is not commenced, constructed and completed within a reasonable time that the zoning of the parcel described in Exhibit A be rezoned back to the zoning that existed prior to granting petitioners Initial rezoning request.

NOW THEREFORE, for good and valuable consideration in receipt of which is hereby acknowledged and accepted by both parties, the parties hereto mutually agree and covenant as follows:

1. The County will rezone the property described in Exhibit A from **Residential Estates Zone RE-15 and Open Space Zone O-1 to Residential Estates Zone RE-15 and from Agricultural Valley Zone AV-3, Residential Estates Zone RE-15 and Open Space Zone O-1 to Forest Residential Zone FR-3** for the purpose of allowing the petitioner to develop his property in conformance with the approved concept development plan.
2. The petitioner will develop the subject property based on the concept development plan attached hereto and marked as Exhibit B. The attached plan may be refined and modified but the general concept of the plan will not be changed without prior formal approval of the County. The petitioner will begin construction on the designated project described in Exhibit B within two (2) years of the date on which final approval of the rezoning petition is granted and will complete the project within five (5) years of rezoning approval.

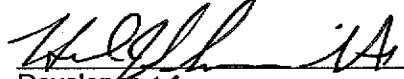
Zoning Development Agreement

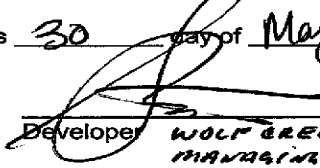
3. **Petitioner acknowledges that if the project has not begun or has not been completed within the time frames outlined above that he will request that the property be rezoned from Residential Estates Zone RE-15 and Open Space Zone O-1 to Residential Estates Zone RE-15 and from Agricultural Valley Zone AV-3, Residential Estates Zone RE-15 and Open Space Zone O-1 to Forest Residential Zone FR-3 and this document will serve as his request that the property be rezoned by the County. Petitioner understands that the County's granting of his rezoning petition is contingent upon him completing the project substantially as outlined in Exhibit B and within the time frame outlined in this agreement.**
4. **The petitioner agrees that only uses which fall within the general use types included in the approved Concept Development Plan and which comply with the Zoning Ordinance provisions, will be approved on the petitioned for property as part of a more specific and more detailed version of the approved Concept Development Plan. No other uses will be approved until or unless this Agreement and the approved Concept Plan are amended or voided.**
5. **The responsibilities and commitments of the petitioner and the County as detailed in this document, when executed shall constitute a covenant and restriction running with the land and shall be binding upon the petitioner/owner his assignees and successors in interest and shall be recorded in the Office of the Weber County Recorder.**
6. **Both parties recognize the advantageous nature of this Agreement which provides for the accrual of benefits and protection of interests to both parties.**
7. **The County will issue land use permits for only those uses determined to be within the general land use types listed on the Concept Development Plan and more specifically on more detailed development plans for the project or major phase thereof submitted to and approved by the County.**
8. **The following conditions, occurrences or actions will constitute a default by the petitioner, his assigns or successors in interest:**
 - a. **failure to present a detailed development plan including proposed uses for the project, or a major phase thereof, gain County approval and obtain land use and building permits and complete construction within the time periods specified in this Agreement.**
 - b. **disposing of the property for any other purpose than that approved by this Agreement, the concept development plan and general uses and any subsequent more detailed plans and uses approved by the County.**
 - c. **a written petition by the petitioner, his assigns or successors in interest, filed with the County seeking to void or materially alter any of the provisions of this Agreement.**
9. **In the event that any of the conditions constituting default by the petitioner, his assigns or successors in interest, occur, the County finds that the public benefits to accrue from rezoning as outlined in this Agreement will not be realized.**

In such a case, the County shall examine the reasons for the default and lack of progress or proposed major change of plans, and either approve an extension of time or major change or the concept plan or initiate steps to revert the zoning designation to its former zone.
10. **The parties may amend or modify the provisions of this Agreement, the concept development plan and list of use types only by written instrument and after considering the recommendation of the County Planning Commission which may hold a public hearing to determine public feeling on the proposed amendment or modification if deemed warranted.**

- 11. This Agreement with any amendments shall be in full force and effect until all construction and building occupancy has taken place as per approved development plans or until the property covered herein has been reverted to its former zone designation as a result of default.
- 12. Nothing contained in this Agreement constitutes a waiver of the County's sovereign immunity under any applicable state law.
- 13. In the event that legal action is required in order to enforce the terms of this agreement, the prevailing party shall be entitled to receive from the faulting party any costs and attorney's fees incurred in enforcing this agreement from the defaulting party.
- 14. This agreement constitutes the entire agreement between the parties. No changes or alternatives may be made in this agreement except in writing signed by both parties.

Approved by the parties herein undersigned this 30 day of May, 2006


 Developer Mgr
 Eden Valley Development LLC


 Developer WOLF CREEK PROPERTIES, LLC
 MANAGER MEMBER

INDIVIDUAL ACKNOWLEDGMENT

State of Utah)
)
 County of Weber)

On the _____ day of _____ A.D. 20__

personally appeared before me _____

the signer(s) of the within instrument, who duly acknowledged to me that he/she executed the same.

 Notary Public
 Residing at: _____, Utah

Zoning Development Agreement

APPROVED AS TO FORM:


Weber County Attorney

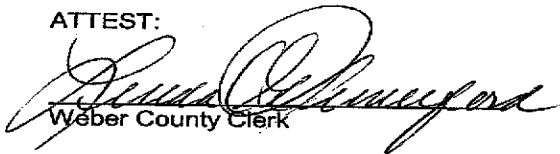
Date 6/2/2006

APPROVED:


Chairperson, Weber County Commission

5-30-2006
Date

ATTEST:


Weber County Clerk

Documents Attached:

- Exhibit A - Property description of area petitioned for rezoning
- Exhibit B - List of Intended Uses and Concept Development Plan

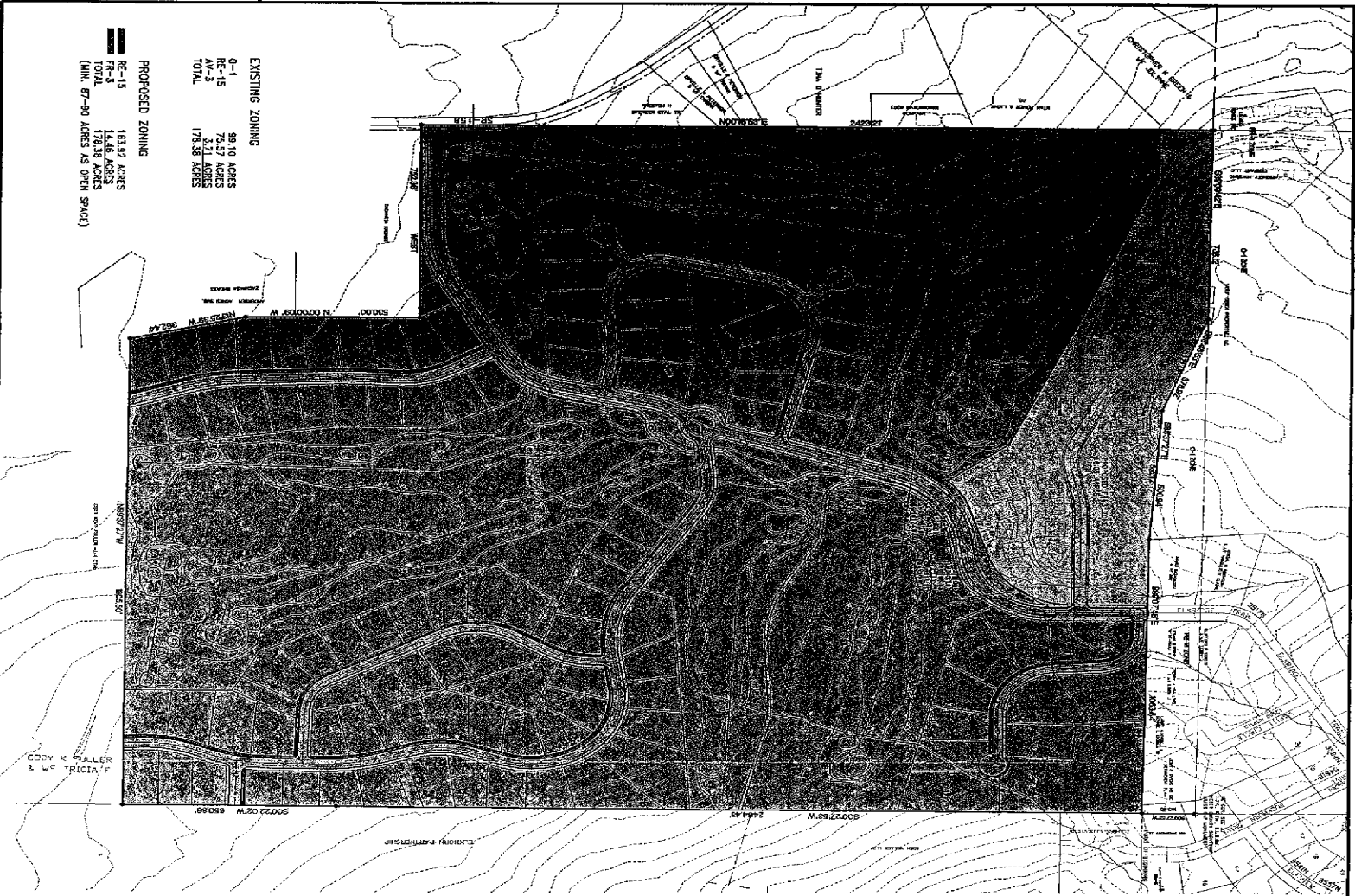
Exhibit A

22-021-0102^W, 22-021-0061^{Pr}

A part of the East Half of Section 27, Township 7 North, Range 1 East, Salt Lake Base & Meridian beginning at a point on the South line of Elk Horn Subdivision Phase 3 said point being S. 00°27'53" W. along the section line 163.46 feet from the Northeast Corner of said Section 27, T7N, R1E, SLB&M; thence the following courses: S 00°27'53" W 2464.48 feet along said section line to the east quarter corner; thence S 00°22'02" W 650.86 feet along the section line; thence N 89°37'27" W 1805.50 feet to the East line of Andersen Acres Subdivision; thence N 13°25'39" W 362.44 feet along the East line of Andersen Acres Subdivision; thence N 00°00'09" W 530.00 feet along the East line of Andersen Acres Subdivision and the extension of said subdivision; thence West 752.36 feet to the West line Of the East half of said Section 27; thence N 00°16'53" E 2423.21 feet along the West line Of the East half of said Section 27 to the North quarter corner of said section 27; thence S 89°09'42" E 738.12 feet along the North line of said section 27; thence S 68°46'53" E 378.92 feet; thence S 85°37'27" E 500.94 feet to the Southwest corner of Elk Horn Phase 2; thence S 89°07'48" E 1063.64 feet along the south line of Elk Horn Phase 2 to the point of beginning.

Contains: 7,770,295 sq. ft. / 178.38 acres

EXHIBIT B 1084



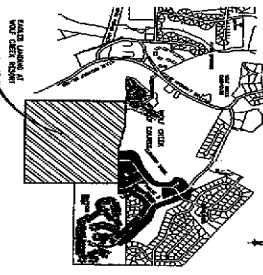
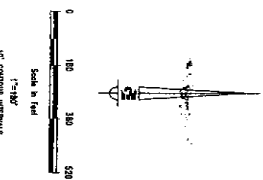
EXISTING ZONING	
0-1	99.10 ACRES
RE-15	73.57 ACRES
AV-3	3.21 ACRES
TOTAL	176.38 ACRES

PROPOSED ZONING	
RE-15	153.92 ACRES
TR-3	14.66 ACRES
TOTAL	178.58 ACRES

(MIN. 57-90 ACRES AS OPEN SPACE)

EAGLES LANDING AT WOLF CREEK

REZONING APPLICATION
 PART OF THE EAST 1/2 OF SECTION 21
 T1N 10R S1B & M, U.S. SURVEY
 EDEN
 WEBER COUNTY, UTAH
 MAY 2006



Overall Zoning and Planning Objectives

The purpose of this zoning ordinance is to provide a framework for the development and use of land in the City of Eden. The ordinance is based on the following objectives:

- To provide a framework for the development and use of land in the City of Eden.
- To provide for the orderly development and use of land in the City of Eden.
- To provide for the protection of public health, safety, and general welfare.
- To provide for the preservation of natural resources and the environment.
- To provide for the promotion of economic development and job creation.
- To provide for the promotion of community character and quality of life.
- To provide for the promotion of efficient land use and development.
- To provide for the promotion of public participation and transparency in the zoning process.

Proposed Re-Zoning

The following table shows the proposed re-zoning of the subject property:

Parcel ID	Current Zoning	Proposed Zoning	Area (Acres)
00000001	0-1	RE-15	99.10
00000002	RE-15	RE-15	73.57
00000003	AV-3	RE-15	3.21
TOTAL		RE-15	176.38

Proposed Re-Zoning

The following table shows the proposed re-zoning of the subject property:

Parcel ID	Current Zoning	Proposed Zoning	Area (Acres)
00000001	0-1	RE-15	99.10
00000002	RE-15	RE-15	73.57
00000003	AV-3	RE-15	3.21
TOTAL		RE-15	176.38

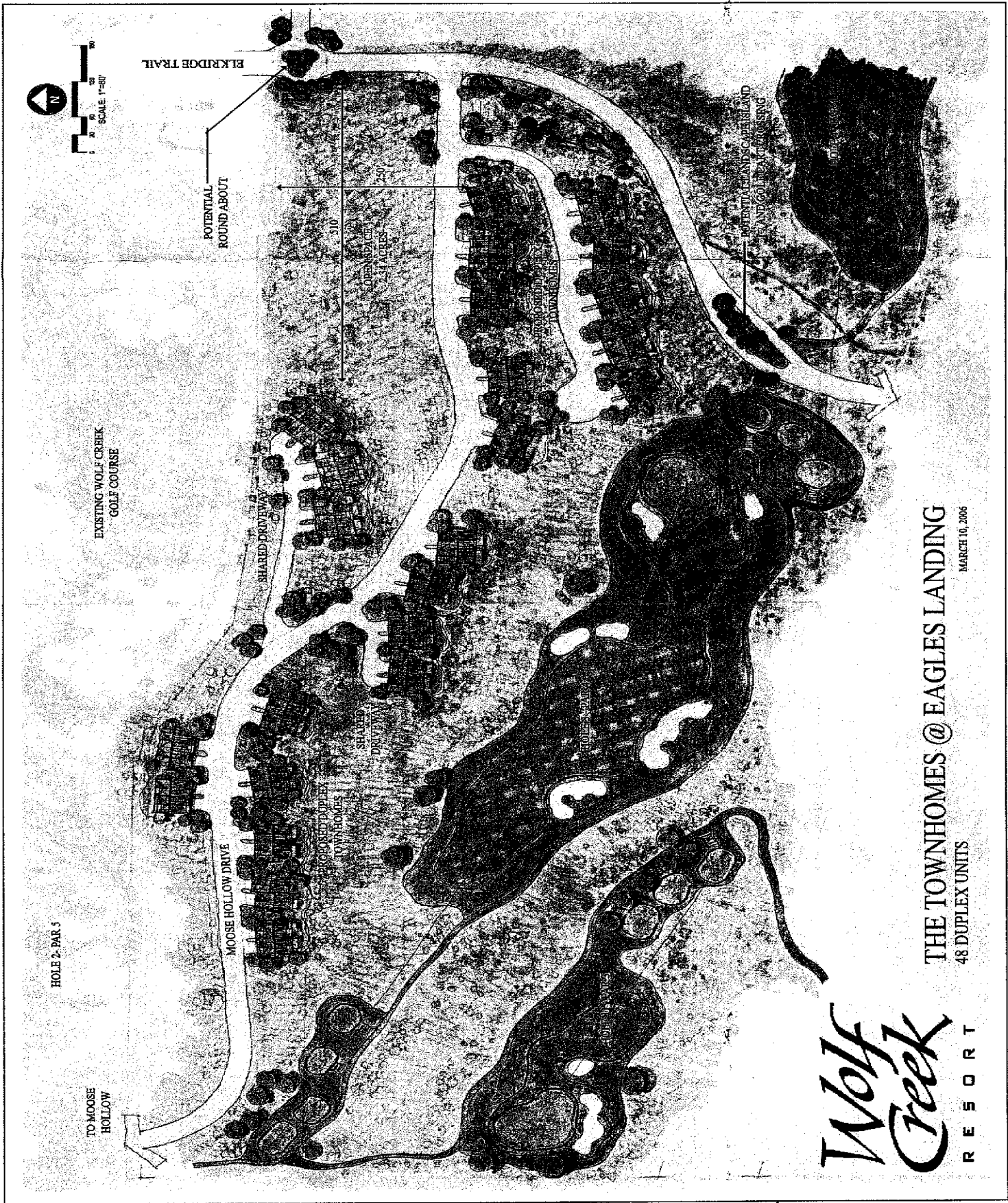
5/26

EDEN VALLEY DEVELOPERS
 AND WOLF CREEK PROPERTIES
 EAGLES LANDING AT WOLF CREEK
 EDEN, WEBER COUNTY, UTAH

Gardner Engineering
 2875 S. Adams Ave.
 Ogden, Utah 84405
 (801) 476-0202



REVISIONS		SCALE: 1" = 180'
DATE	DESCRIPTION	DATE: MAY 2006
		DESIGN: J.H.
		DRAWN: J.H.
		CHECKED:



THE TOWNHOMES @ EAGLES LANDING
 48 DUPLEX UNITS

MARCH 10, 2006

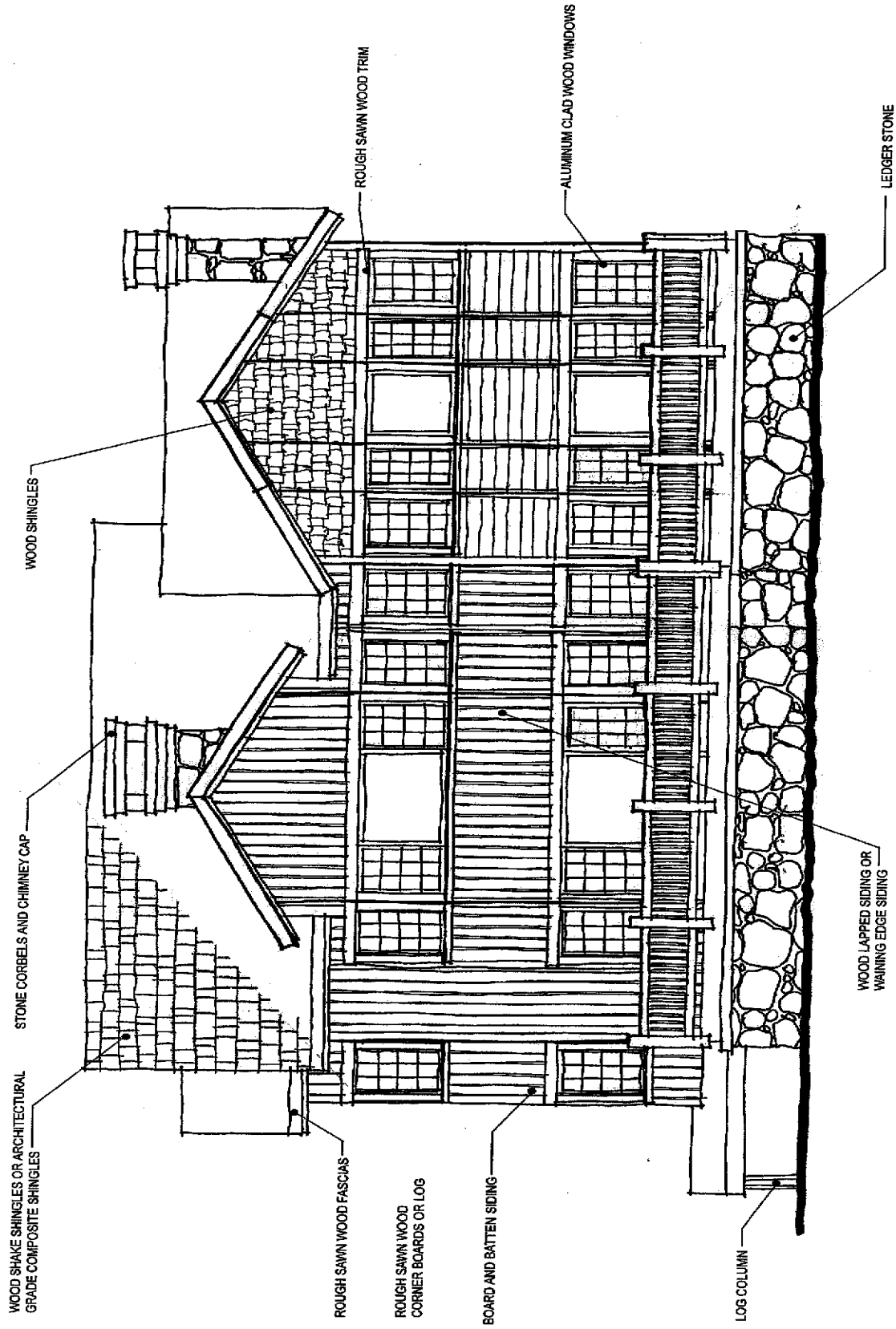
Wolf Creek
 RESORT

EXHIBIT B 2006

February 13, 2006

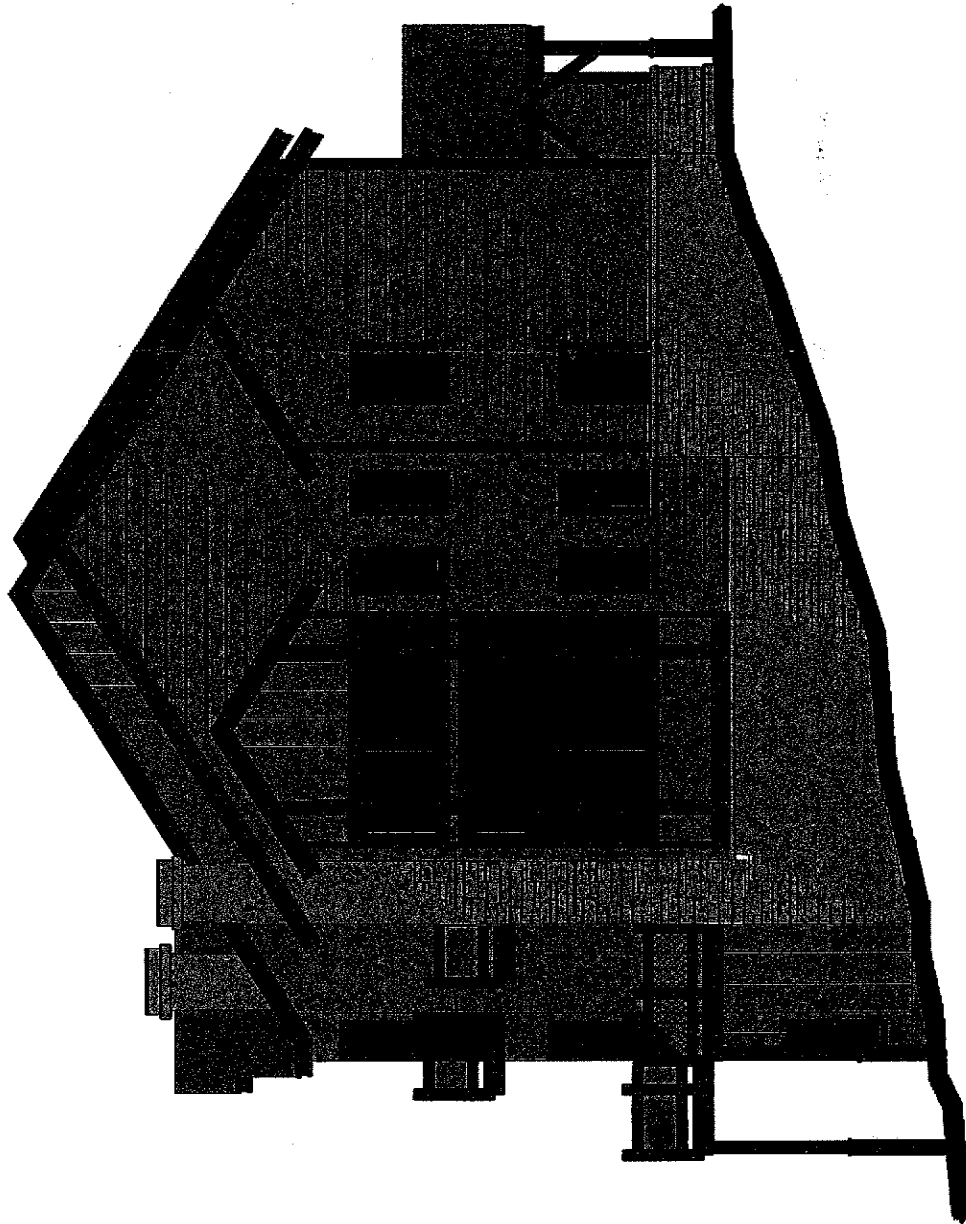
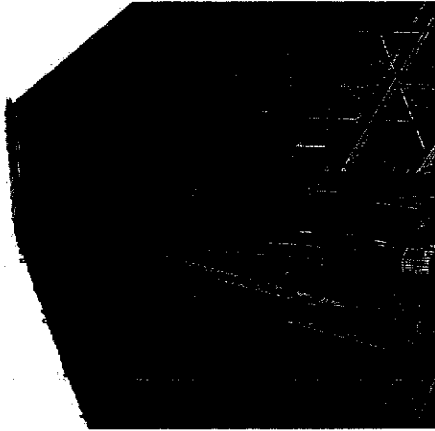
EN 2184604 PG 17 OF 18

Wolf Creek
RESORT



Eagle's Landing
Townhouse Elevations

February 13, 2006



*Wolf
Creek*
RESORT

Eagle's Landing

Townhouse Elevations