

## Wolf Creek Master H.O.A.

General meeting 4 PM. June 21<sup>st</sup>, 2017

At John Lewis office, 3718N. Wolf Creek Dr. Eden, Utah 84310

Meeting was called to order at 3PM by Miranda Menzies. Board members in attendance were John Lewis, Miranda Menzies, Don Stefanik, Gary Haas; board member Ryan Carlson was on conference call.

Guests at Meeting, Eric Householder, Wolf Creek Resort, Eileen and Tom Burke Highlands residents; Tina \_\_\_\_ Trappers Ridge resident.

John Lewis discussed his plans for the commercial area along Wolf Creek Drive. Grain silos and ski tower replicas are being used as architectural features along the line of future “Main Street”. Due to the closure of North Fork Tavern, John is looking at bringing in Food Trucks to provide food services to our residents and guests on a temporary basis.

John has recently brought a couple of other parcels under option or property transaction contract. These are located between the Resort office and the Welcome Center currently leased by Summit and the Water and Sewer District.

John is also considering beginning construction on Phase I of the Powder Canyon development south of the Moose Hollow Drive, which is a high density condominium development at a slightly lower price point than the Ridge townhomes. The Ridge is also moving into a further phase of additional buildings. The group congratulated John on his progress and vision in building the resort, and thanked him for the update.

### Old Business

Don Stefanik previously reported erosion on a walking trail north of Trappers Ridge development and it appears that some portion might be on Summit owned land. He is continuing to pursue repair of this damage.

Melinda Roland at a previous meeting mentioned that the disused vehicles behind the “Wolf” Barn looked bad. The Summit group has removed these vehicles. The Summit folks also participated in a couple of weed removal efforts in the area this year, which is appreciated.

### NEW Business

Howard Schmidt, owner of Eagles Landing development (Eden Valley Development LLC), to the south east of Ridge Townhomes, discussed with the Board a problem he has with

density entitlements on the property. These units were part of the 2015 revised Master Plan for Wolf Creek. The 106 entitlements and Development Agreement were subject to a time limit which expired earlier in 2017. He is trying to establish a revised timeline and Development Agreement with Weber County.

The Board noted that it would be to the detriment of the residents and neighborhoods for a further 106 building lots to be platted on a timeline driven by county planners and commissioners, rather than by real estate market forces. We already have several neighborhoods platted and launched, and further inventory will depress real estate values of both new and owner lots. It would be to the advantage of owners and residents that the development occur when the economic forces of development and the real estate market supports it.

The Board raised the following issues which Howard committed to address and undertake:

- 1) An easement for an emergency road and public unpaved trail crossing the property from the south end of Elkridge Trail to the Wolf Creek Drive (SR-158). Fencing requirements, management of fencing cost, and alignment and roadway design for this route to be agreed. Howard will install a stream culvert near the north end, for which he already has a Stream Alteration Permit. John Lewis to cooperate with Howard on providing fill around the culvert, and tie-ins to Elkridge Trail and/or the road through the Ridge Townhomes.
- 2) A further easement crossing the property from east to west possibly under the Powerlines, or parallel to them, for unpaved public trail use.
- 3) A future lake / irrigation water storage pond / storm water detention basin, which could be used to address irrigation storage needs and possibly mitigate some stormwater flooding issues in downstream areas of the valley, depending on the season. Timeline to be agreed.

These elements will be advantageous to the community providing much needed emergency egress if other roads (Elkhorn/ Wolf Creek Drive) are blocked. The trails will provide recreation facilities for the public and residents (and are shown on current conceptual Master Plans). The lake is an element that will likely be needed to manage irrigation water for the development, but at the same time, storm water below this area has caused flooding issues which the county has expressed concerns about.

The Board passed a motion agreeing unanimously to write a letter from the Board to the County concerning the development of the property, supporting the concept that the density entitlements be made permanent, consistent with the above elements shown in the Master Plan, and needed by the community.

Meeting adjourned at 4:45 pm.