**Project Narrative for Rezoning Application**

**Property Address:** 601 S 3600 W, Ogden, UT 84404

**Introduction**

We are seeking to rezone the property located at 601 S 3600 W, Ogden, Utah, from its current agricultural zoning (1-acre lots) to R1-15. This proposal aligns with Weber County’s future land use plan and the county’s general plan objectives. The requested zoning change reflects the growing need for appropriately sized residential lots that are compatible with the surrounding community and infrastructure while preserving key elements of the area’s character.

**Property Background**

The property is currently zoned for agricultural use and has historically been utilized for agricultural purposes. While agricultural activities have been its primary use, the property’s location and the surrounding development patterns make it an ideal candidate for residential zoning, particularly R1-15. Rezoning to R1-15 will enable responsible development that balances growth and livability, while adhering to Weber County’s long-term vision for this area.

**General Plan Alignment**

The proposed rezone aligns with Weber County’s general plan and future land use designations. Transitioning to R1-15 supports the county’s vision for accommodating sustainable residential growth while maintaining a high standard of quality for developments. This change will provide flexibility to design a community that supports the needs of future residents while being consistent with the county’s goals.

**Infrastructure and Utility Services**

The property is located in an area with established utility service providers, ensuring the feasibility of the rezoning request. The following providers will serve the property:

• **Culinary Water:** Taylor West Weber Water

• **Sewer:** Central Weber Sewer

• **Secondary Water:** Hooper Irrigation

• **Electricity:** Rocky Mountain Power

• **Natural Gas:** Enbridge

These utility providers are equipped to support the proposed zoning and any subsequent residential development, ensuring reliable service delivery.

**Trail Connectivity**

Our proposed subdivision will be thoughtfully designed with trail connectivity in mind, supporting Weber County’s goals for an interconnected trail system. We understand the importance of providing pedestrian and recreational pathways that enhance community access and promote healthy lifestyles. By integrating trail connections into the development plan, we aim to contribute to the county’s vision of a well-connected trail network that benefits current and future residents.

**Dark Sky Compliance**

To preserve the character of the area and protect the night sky, we are committed to incorporating dark sky lighting standards into the development. These standards will help minimize light pollution, ensure energy efficiency, and maintain the natural nighttime environment.

**Conclusion**

This rezoning request is a logical step in supporting Weber County’s goals for sustainable development while respecting the property’s historical and environmental context. The R1-15 zoning designation will provide opportunities for high-quality residential development in alignment with the county’s vision for growth. By incorporating trail connectivity and dark sky lighting standards, this development will enhance community amenities and preserve the area’s natural character.

We are confident that this project will contribute positively to the community and look forward to collaborating with county officials to ensure the success of this initiative.