**General Plan Amendment Narrative: Halcyon Estates**

**A Proposal for Community Enhancement and Responsible Growth in Weber County**

**Date:** May 22, 2025

**To:** Members of the Weber County Planning Commission and Planning Staff

**From:** Keith Ward, Wakeless Holdings, LLC

**Subject:** Request for General Plan Amendment for Halcyon Estates Open Space – Fostering Community Benefits and Aligning with County Vision

Dear Planning Commission Members,

We appreciate this opportunity to present a thoughtful proposal for a General Plan Amendment concerning a 10-acre parcel currently designated as open space within the Halcyon Estates development in Taylor. Our proposal seeks to rezone this land from its current agricultural designation to RE-15, allowing for the development of residential lots. We are confident that this amendment represents a significant betterment for Weber County and its residents, transforming an underutilized parcel into a vibrant extension of the community while providing tangible benefits that align with the County's strategic goals.

**From Vision to Adaptation: A Brief History**

Our journey with Halcyon Estates began with a vision for a unique private lake community. However, unforeseen geotechnical challenges, identified through thorough due diligence by GeoStrata Engineering, rendered the original lake concept unfeasible due to high associated risks.

In response, we proactively collaborated with Weber County Planning staff to adapt our approach. This led to the successful development of Halcyon Estates under the Planned Residential Unit Development (PRUD) ordinances, a testament to our commitment to responsible development and partnership with the County. During the PRUD approval process and the concurrent development of the new General Plan, it was indicated by planning staff that the designated open space could be considered for future residential zoning.

**Community Engagement: Listening and Responding**

We believe that responsible development includes engaging with the existing community. To this end, we have actively solicited input from current Halcyon Estates residents regarding the future of this open space. This engagement included:

* **Direct Outreach:** Door-to-door conversations conducted on two separate weekends.
* **Community Forum:** A virtual meeting held via Zoom to discuss various aspects, including park strip trees and potential future development.

While, as anticipated, a range of opinions exists, we have received written support from residents who see the potential for positive growth (documentation attached). We are committed to continuing this dialogue and addressing community feedback.

**Proposed Betterment: A Strategic Enhancement for Weber County**

Our request to amend the General Plan and rezone the 10-acre open space parcel for RE-15 residential development is rooted in a desire to create substantial public and County-wide benefits:

1. **Increased Housing Opportunities & Tax Base:** Developing this parcel into residential lots will help address the ongoing demand for quality housing in Weber County. This, in turn, will **expand the property tax base**, providing additional revenue to support essential county services, infrastructure, and schools, benefiting all taxpayers. Leaving the land as a 10-acre agricultural parcel offers minimal tax revenue in comparison.
2. **Significant Contribution to Parks and Trails – A Legacy for Western Weber County:** Recognizing the importance of recreational amenities, and in alignment with the County General Plan's vision for parks and trails in western Weber County, we propose a significant financial contribution:
	* **$7,500 per new lot developed** in the rezoned area will be donated to the Weber County Parks Department. This funding is to support the development and enhancement of regional parks and trail systems, directly benefiting the broader community.
	* Furthermore, we will contribute **$7,500 for each of the existing 24 lots** in Halcyon Estates , demonstrating our long-term commitment to the County's general plan and vision.
3. **Resolving the Tree Issue:** In collaboration with the Weber County Parks Department and to address the Planning Commission's interest in increasing the tree canopy within the existing Halcyon Estates, we will organize and support a "Community Plant a Tree Day." This initiative will beautify the neighborhood and contribute to a healthier environment.
4. **Efficient Land Use:** Developing this parcel, which is already situated within an established residential area and contiguous with existing infrastructure, represents efficient and logical land use. It avoids the challenges often associated with developing isolated agricultural lands and leverages existing services.

**Conclusion: A Partnership for a Thriving Weber County**

We believe this proposal offers a compelling case for amending the General Plan and rezoning the 10 acres. Weber County stands to gain new, quality homes, a significantly increased tax base, substantial funding for vital regional parks and trails, and an enhanced local environment through community tree planting.

This is more than just a request for rezoning; it is an opportunity to transform an underutilized open space into a valuable community asset that better serves the tax-paying public and aligns with Weber County's vision for responsible growth and enhanced quality of life.

We thank you for your time and thoughtful consideration. We are eager to discuss this proposal further and answer any questions you may have.

Sincerely,

Keith Ward

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