

EDEN LANDING – NARRATIVE

The Subject Property falls within the Land Use Code's definition for the FR-3 zone:

The FR-3 zone is intended to “provide medium density residential uses...in conjunction with major recreational resorts, recreation areas and facilities in the mountain areas of Weber County on the basis that such medium density multiple-family housing is an integral and normal part of a recreational resort complex catering to the needs of both tourists and permanent home ownership.”

The OVGP land use goals provide that zone changes “should only be allowed when they are granted to incentivize significant contribution to the advancement of the goals and principles found in this plan.” *Land Use Principal* 1.1, OVGP p. 15. These goals and principals include “the transfer of existing development rights (TDRs) as the primary means to increase densities in suitable project...”. *Land Use Principal* 1.1.1, OVGP p. 15. And for new development to be clustered in “in areas where water and sewer service could be provided by a sewer system...”. *Land Use Principal* 1.5, OVGP p. 15.

The OVGP further establishes village areas where Valley residents “support housing near villages...”. OVGP p. 30. The Subject Property is adjacent to Moose Hollow and lies within ¼ mile of the Wolf Creek Village area. MAP 8: COMMERCIAL LOCATIONS/VILLAGE AREAS, OVGP p. 31.

This application to rezone approximately 10.24 acres (“Subject Property”) to the FR-3 zone is requested to accommodate a planned development, in accordance with the OVGP and the Land Use Code.

The current preliminary layout includes a mix of up to 110 single-family and multi-family units.

The major utilities (gas, water, sewer, electric) are at, or near, the property boundary.