

As required in the rezone application, we are providing our overview of the development. And our reasons to request a rezone of the property. The property is owned by The Church of Jesus Christ of Latter-Day Saints, and is currently being used as a Park/Ball field.

We are requesting a rezone from the current RE-15 zoning to a R-1-10 zoning.

The general plan designates that this area will be "low density" residential. The general plan defines "low density" residential as 3-8 units per acre. The R-1-10 zone requires a minimum of 10,000 sq.ft. lots. This is a minimum size lot, and with the width and layout of the property many lots will exceed this. Our conceptual plan (it is conceptual and could change) proposes 13 lots with an average lot size of 12,750 sq. ft. This is 2.8 lots per acre and is actually below the general plan density requirements.

We have been in the Real Estate Development and Homebuilding for 40 years. We have developed in many cities along the Wasatch Front. Over this period and particularly over the past 10-15 years, we have seen a demand for smaller lot size, higher density, higher-quality developments. There are two buyers demanding this shift. Older empty nester Buyer's that do not want large lots to maintain. And younger Buyers that are looking for affordability and more importantly less maintenance. Younger Home buyers have other interests than yardwork. A 10,000 sq. ft. lot is still a very "large lot" by most standards. And even with our proposed plan the lots would average 12,750 sq. ft. which is almost a 1/3 acre.

In September of 2018 the Weber County Commission approved a rezone application from the RE-15 zone to a R-1-10 for a new subdivision located at 2220 E Eastwood Blvd. This new subdivision is about 2 blocks North of our proposed rezone and is the same zoning change that we are requesting.

We would also request that the Planning Commission and The County Commission look to reduce the side yard requirements for the R-1-10 zone. The current code requires that the side yards be "10 feet with a total width of 2 side yards not less than 24 ft". This side yard requirement is the same for the RE-20, RE-15, R-1-12 and the R-1-10 zones. The side yards seem appropriate for all the zones with the exception of the R-1-10 zone. The R-1-10 zone requires a minimum 80-foot-wide lot. The 80-foot-wide minimum lot is reasonable, and pretty standard with what most other Cities allow. But with the requirement for 24' total side yards, this is much larger. This would only allow a home to be 56' wide on a 80' lot. The larger side yards can provide space between homes, but they will reduce the size of the homes that can be built. And more importantly not allow us to build 3 car garages on many lots. Most municipalities require an 8' side yard in a R-1-10 zone. Or some cities require a 10' side yard on the garage side and a 6-8' side yard on the non-garage side. This can help allow for RV driveways on the garage side.