Questions included in the application:

1. Describing the project vision.

JDC Ranch is a 236-acre master planned community located in Weber County and is being developed by Nilson Land Development, LLC. JDC Ranch is a unique opportunity to create in Weber County a community that meets many of the residential and commercial needs of North Weber County while maintaining the historical heritage of the area.

JDC Ranch will be an important project to link collector roads in the area to allow residents to more easily access local schools, retail and major transportation corridors which lead to the various workplace hubs throughout Weber County,

As a master planned community, JDC Ranch offers a diverse offering of residential products and amenities for all segments of the residential housing market; including detached single family homes, patio homes, attached patio homes, townhomes and apartments.

The overall architectural intent for the JDC Ranch project is to create a theme of country living set within an integrated community that offers a usable open space environment. There are several primary architectural themes at JDC Ranch that will be the tools to reflect the architectural intent for the various subareas within the project; farmhouse, prairie, traditional ranch and craftsman. Other architectural styles may be added that support the architectural intent of the project. The overall JDC Ranch project will include a hierarchy of monumentation and signage consistent with the overall architectural intent for the project.

An important part of JDC Ranch as a master planned community will be the amenities for both the residents of JDC Ranch as well as amenities which will be available to the general public. The community amenities will include both natural and urban style parks, trails, swimming pool, both community and neighborhood playgrounds, pavilions and sport playfields as generally shown on the maps associated with this application.

1. How is the change in compliance with the General Plan?

The property for which the rezone requested has been made is currently in Weber County and was not included in the West Central Weber County General Plan Proposed Land Use Map. As a result, we have submitted a rezone request that is consistent with sound planning principles and, included in this application we are asking for the General Plan map to be updated consistent with the Zoning exhibit (sheet 106).

1. Why should the present zoning be changed to allow this proposal?

The zoning change is being requested for, among others, the following reasons:

* One of a municipality's objectives is to support an environment for existing and new retail to be economically viable. To encourage the establishment and continued viability of basic retail and commercial stores and services which will satisfy the shopping needs of residents, which will enhance the sales and property tax revenues, and provide the highest quality goods and services for local residents. Additional roof tops are one of the major drivers to provide the environment for new and existing retail to succeed. In addition, Commercial services are planned that will service not only the residents of JDC Ranch, but also of the larger area.
* Municipalities encourage new and diverse housing types to provide a balance of land uses that meet the needs of the residents. Municipalities encourage property owners to maintain and improve their properties in order to stabilize neighborhoods. JDC Ranch would help support that objective while meeting regional expectations for quality residential development. In addition, newer homes are built with the latest emissions technologies significantly reducing emissions compared to dated housing stock, thus improving the northern Utah air quality.
* JDC Ranch is compatible with surrounding land uses for the following reasons:
  + There is only one location where the proposed community abuts existing development. The rest of the project abuts either vacant agricultural property or municipal infrastructure (Weber Canal to the west, and 2600 North Street on the southern boarder). The one location where the proposed community abuts existing low-density single-family development (zoned RE-15), the proposed zoning on JDC Ranch is equivalent (RE-15).
  + There are two locations where development is currently being proposed adjacent to JDC Ranch, in both instances, the applicant is the developer and feels that the community being proposed adjacent to JDC ranch are complimentary. On the south west corner of the property Diamond E Ranch is a single-family residential subdivision being processed for approval with Plain City. The property has been rezoned to R-E 15. Diamond E Ranch would abut the designated open space (Powerline corridor) on the JDC property. The second location where development is being proposed abutting JDC Ranch is on the Northern border and is called West Park. It is a single-family residential subdivision currently being proposed in Plain City and has been rezoned to RE-15. Lots range in size from 8,300 to 11,000 square feet. The proposed zoning abutting West Park in JDC Ranch is R-1-10 and R-2 and intends to build 10,000 square foot lots and 6,600 square foot patio home lots, both of which are complimentary uses.

1. How is the change in the public interest?

JDC Ranch is in the best interests for the public for the following reasons:

* Utah is among the leaders nationally in terms of home value appreciation, which creates problems for certain groups of home buyers. There are things that Weber County can do, including providing residents with a greater housing diversity as well as allowing for housing on smaller lots. Smaller lot sizes can be viewed as a benefit to the public in that they are more affordable for a greater portion of the public at large, require less maintenance than larger lots, and are consistent with regional and national residential market trends. Further, housing options for those who grew up in the area or would like to retire in the area but not maintain a large lot would be benefit to the public.
* Housing diversity includes providing homes that will include maintenance services such as yard care and snow services. These types of services are anticipated to be offered within the Apartment, Town Home, Attached Patio Home and Patio Home neighborhoods.
* The proposed community, as much as practical, will connect all areas of the surrounding communities and all future development areas together through linked and connected roads, streets, sidewalks, trails, open space and park areas. The proposed community includes miles of trails and sidewalks that will be available connecting the residents with socially significant areas within the community including parks, commercial services, church, the library etc. Pedestrian connectivity was also be considered with planned trails and open space allowing residents to connect to the future regional Powerline Trails.
* JDC Ranch will Provide well planned, clean, safe, livable areas and neighborhoods. A Home Owners Association will be established to maintain these community standards and will also address standards for open spaces, entry monumentation, common areas within the apartments, townhomes, attached patios, etc.
* The County has expressed some interest in considering another site for a Library in the north West Weber County area to service the residents living in this area. The proposed community identifies a prominent and highly accessible location for the County Library for Weber County to Consider. A library at this location would provide innumerable public benefits the community and surrounding area. If the library ultimately ends up elsewhere, the property is zoned commercially, and would be converted back to commercial uses.
* The property is less than 2 miles from the Pleasant View Front Runner Station allowing residents public transportation options to and from Ogden, Salt Lake, and Provo. Removing these cars from the road increases safety and reduces exhaust emissions.

1. What conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?

As mentioned before, there was no General Plan adopted for this area. We have submitted a rezone request that is consistent with sound planning principles.

1. How does this proposal promote the health, safety and welfare of the inhabitants of Weber County?

The JDC proposal promotes the health and safety and welfare of the inhabitants of Weber County in numerous ways, many of which have been described previously in this application. Several other elements that were not previously discussed include the following

* Trail and open space will encourage health benefits for residents as well as increased social interaction by encouraging people to get out of their cars and interact with others.
* Access management is an important tool to help arterial corridors reduce accidents and preserve capacity. Over time traffic will continue to increase on the north south roads through the community connecting Plain City Road to 2600 North Street. Limiting driveway access on the future north-south corridors and proper spacing of local road intersections on 2600 North Street, planned properly will insure a longer life and functional capacity of the arterial systems in addition to making the traffic corridors significantly more safe. Frequent and direct property access is more compatible with the function of local and collector roadways. A traffic study will be completed to identify transportation systems that will need to be improved over time with increased usage.