1. How is this change in compliance with the General Plan?
   1. The General Plan contemplates 5 acre lots (on average) on our proposed site. However, given the rapid, unprecedented growth of the Wasatch Front generally, and Weber County specifically, and ongoing deliberations regarding the development of a new General Plan, we propose to change the zoning to one acre lots to allow for the additional growth that is coming to Weber County while still maintaining the rural aspects that make it such a desirable location. As a result, we are seeking a change from A3 to A2 zoning. Furthermore, adjacent land to the west is currently zoned A2, so we will not be creating an island.
2. Why should the present zoning be changed to allow this proposal?
   1. We understand that the General Plan is in the process of being updated to reflect the rapid growth that is taking place all across the Wasatch Front. We believe our amendment addresses the realities of the market, while still balancing the desire of the residents in West Warren to be a wonderful, rural community. Furthermore, the proposed site has access to S 7500 West, which allows for efficient ingress and egress to our development, making the site a desirable location for single family homes. Furthermore, 12th South was recently improved, enhancing traffic flow to and from the development.
3. How is the change in the public interest?
   1. There is significant demand for one acre lots in this area (as evidenced by the recent sales of 1 acre lots in this area over the last several years). By amending the plan to allow for one acre lots, we will be able to provide lots for the significant number of people who want to build homes in West Warren. Furthermore, this development would increase the tax base in Weber County.
4. What conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?
   1. The rapid growth in Utah, the increasing costs of land, and the improved roads in West Warren are the primary drivers of this amendment request.
5. How does this proposal promote the health, safety and welfare of the inhabitants of Weber County?
   1. Longtime residents of Weber are being priced out of the market due to insufficient supply of lots. By amending the zone, we will allow approximately 100 households to enjoy the wonderful life afforded them in Weber County, while still maintaining the rural elements of Weber that make it so desirable.
6. A narrative describing the project vision.
   1. We plan to develop the land into one acre lots that will allow for the construction of single family homes. By building infrastructure (e.g., road and power) we will increase the value of the land. And by adding homes, we will increase the taxes that Weber County will collect. Furthermore, we will provide opportunities for residents to enjoy the rural aspects of West Warren that make it such a desirable place to live.