**Singletree Acres Application for Rezone** September 15, 2022

4520 West 2200 South, Taylor

This is a request to rezone 10 acres from A1 zone to medium density residential per the newly approved Western Weber County General Plan. This subdivision will be a lot averaged subdivision, with the street connectivity incentive, which means it’s eligible for 25 lots. (Land Use Action Item 1.2.2) This also fits in well with the utilities section of the new General Plan which states in Goal 7.1.2, “Consider supporting slightly greater housing densities near existing or planned school sites.” This project will be next to the new high school being built in Taylor. This subdivision will also have various lot sizes (Land Use Action 1.4.6 bullets 1&2) which could give variety to the home sizes, price points, and demographics of the neighborhood.

This subdivision is approximately a quarter of a mile from existing sewer. We are willing to pay a substantial cost to bring the sewer to this subdivision, benefiting 11 current residents and potentially hundreds more. All other utilities are in 2200 South and accessible to the subdivision.

I understand that the county wishes for Smart Growth principles to be included as much as possible. I will address how we have tried to implement those principles into this project.

**1 – Street Connectivity.**  The main subdivision road connects to 2200 South at the east end of the project, allowing the county proposed north-south road at 4500 west to continue.

In addition, the east-west road of the subdivision is located on the property line of land to the west, allowing a future connection to 4700 West without disturbing existing homes. This road is also in the middle of the subdivision, keeping block lengths within county parameters.

**2 – Pathway Connectivity.** This subdivision will not be near any of the county trails, but we will provide sidewalks throughout the subdivision, as well as a 30-foot-wide dedicated walkway to the new high school. These will allow safe access to the school and the church.

**3 – Open Space / Recreation facilities.** This community will be next to the soccer fields and tennis courts of the new school. Sidewalks and the walkway should make these easily accessible.

**4 – Dark Sky.** Any street lights required will have fixtures that point down to the ground. Homebuilding requirement could allow only can lights on the exterior of the home. (Community Character 3.1 & 3.2.2)

**5 – Water Conservation.** Park strips will be an 8 foot wide xeriscape (gravel/rocks) area with a slight dip to carry storm water to the retention basin.

I believe this subdivision would be a great benefit to Taylor and fits well with the stated goals of the new Western Weber General Plan.

Chad Buck

Singletree Acres LLC