



Weber County Planning Division

MEMORANDUM

To: Western Weber Planning Commission
From: William Cobabe, Planning
Date: September 12, 2023
Subject: Proposed Zoning Map Amendment – Ali Farms

Planning Commissioners,

Attached to this memo is a map showing the location and current zoning of a proposed zoning map amendment. The proposed zone change would be from the current zone Agricultural (A-1) to a Residential Estate Zone (RE-15). The applicant has noted:

With the passing of the new Master Plan for Western Weber County, we are requesting that Ali Farms be zoned to the R-1-15 Zoning. We have met with the Planning Department Staff and have provided the requested roadway and pathway connections. The development is in accordance with the General Plan and provides a mix of lot sizes needed to create a livable community. There is a parcel set aside for the construction of a regional lift station, as requested by Weber County Engineering. The proposed development will incorporate the Smart Growth Principals of the Master Plan.

The site is located in an area that is expected to experience significant growth. The General Plan calls for this area to be a mix of “Mixed Use Residential” and “Mixed Use Commercial. Further, the site was included in the recently-adopted Form Based Code village area centered on the intersection of 4700 W and 12th St. The area covered by this property is shown as “Multi-Family Residential”, “Medium Lot Residential” and “Small Lot Residential” according to the street regulating plan. While Form Based Code is not what is being sought in this instance, the overall density being proposed could be supported by the General Plan and the FBC.

One of the concerns that Staff has is with regard to the parks district and making sure that the density that is being sought is accompanied by a fair compensation to the parks district. There is ongoing conversation between the park district and the developer regarding how that compensation is structured, which is something that will need to be resolved prior to County Commission review and approval.

Please feel free to contact me with any questions.

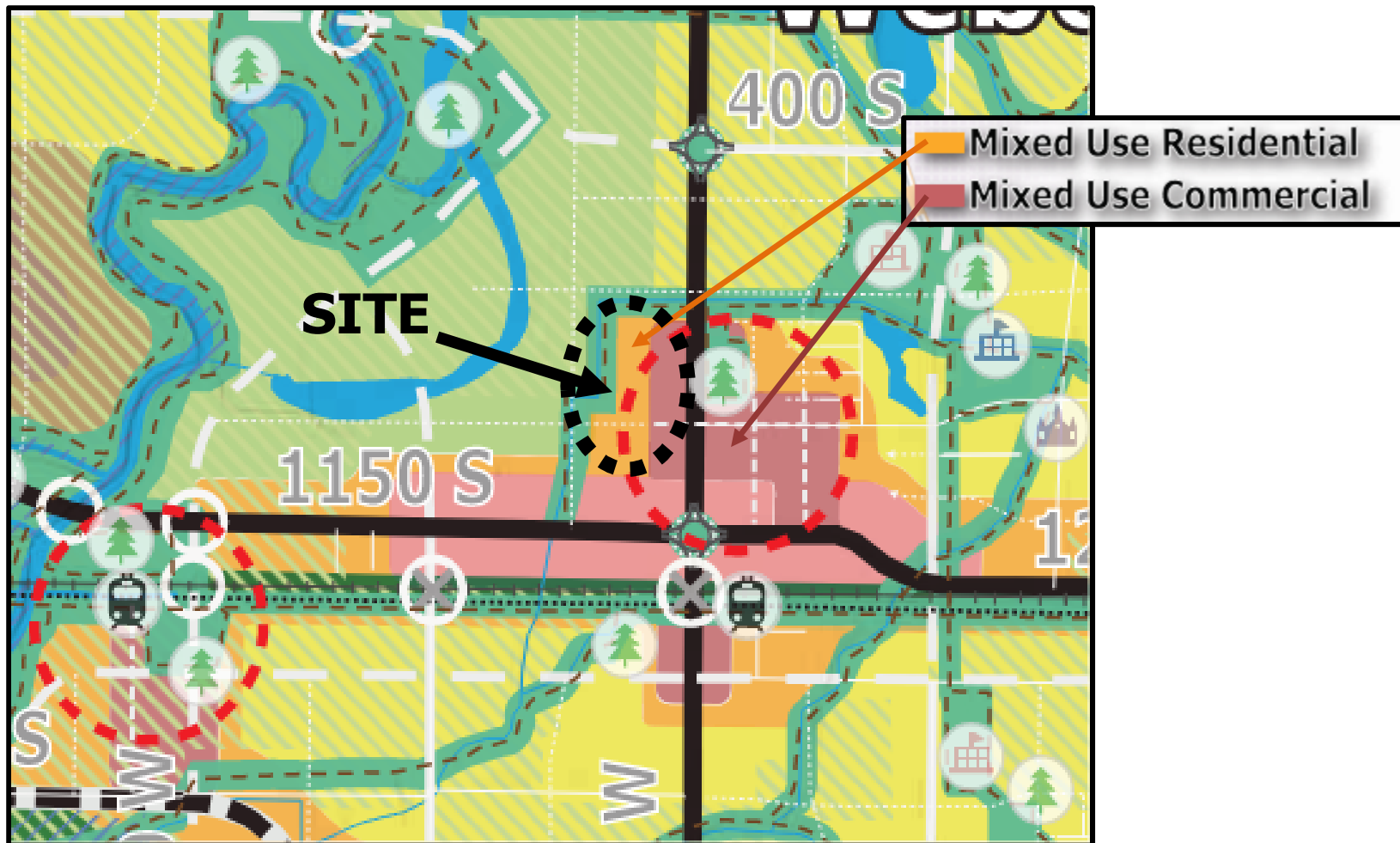
Best,

William Cobabe
Planner III
801-399-8772



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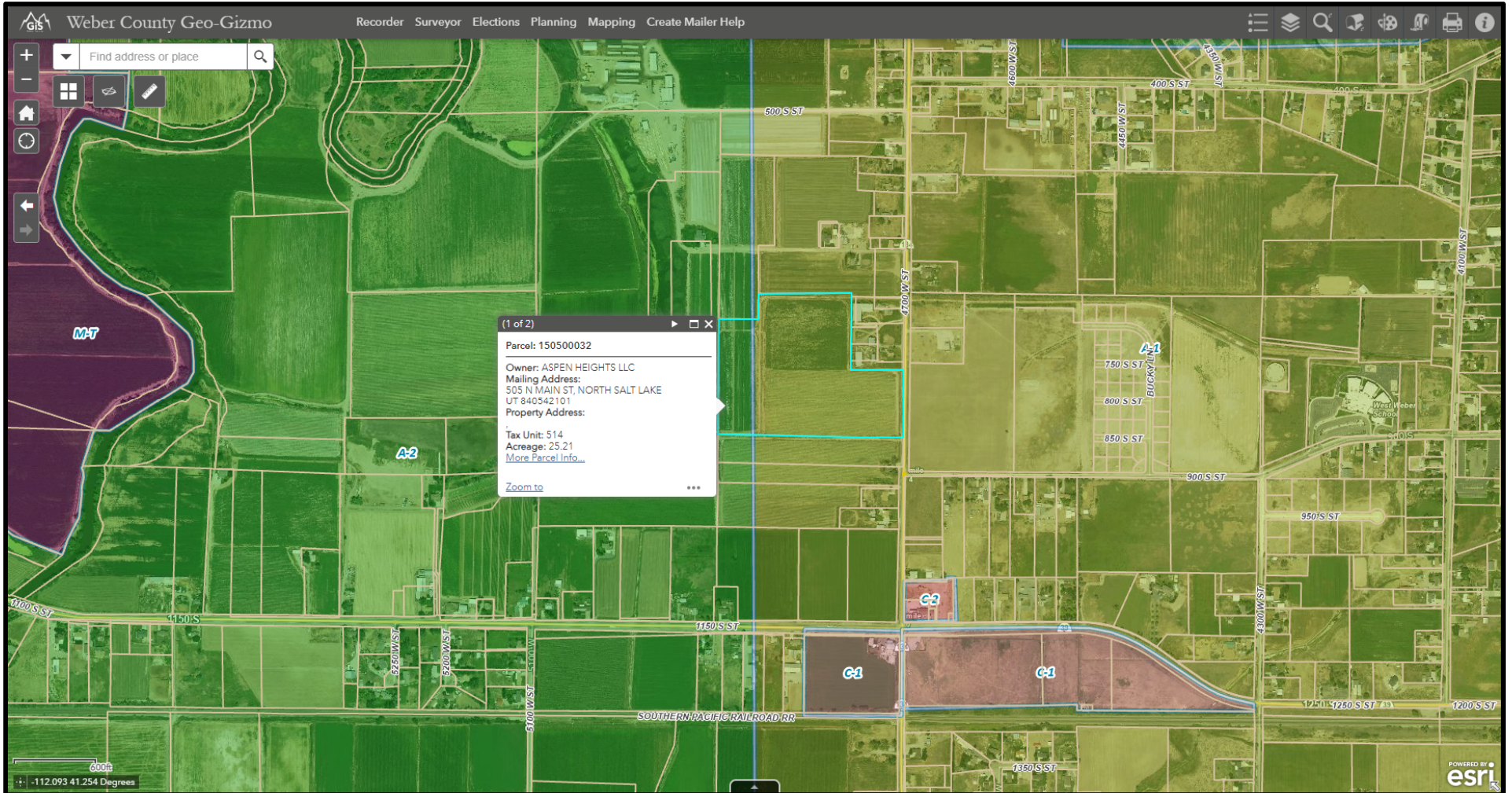
General Plan – Future Land Use Map





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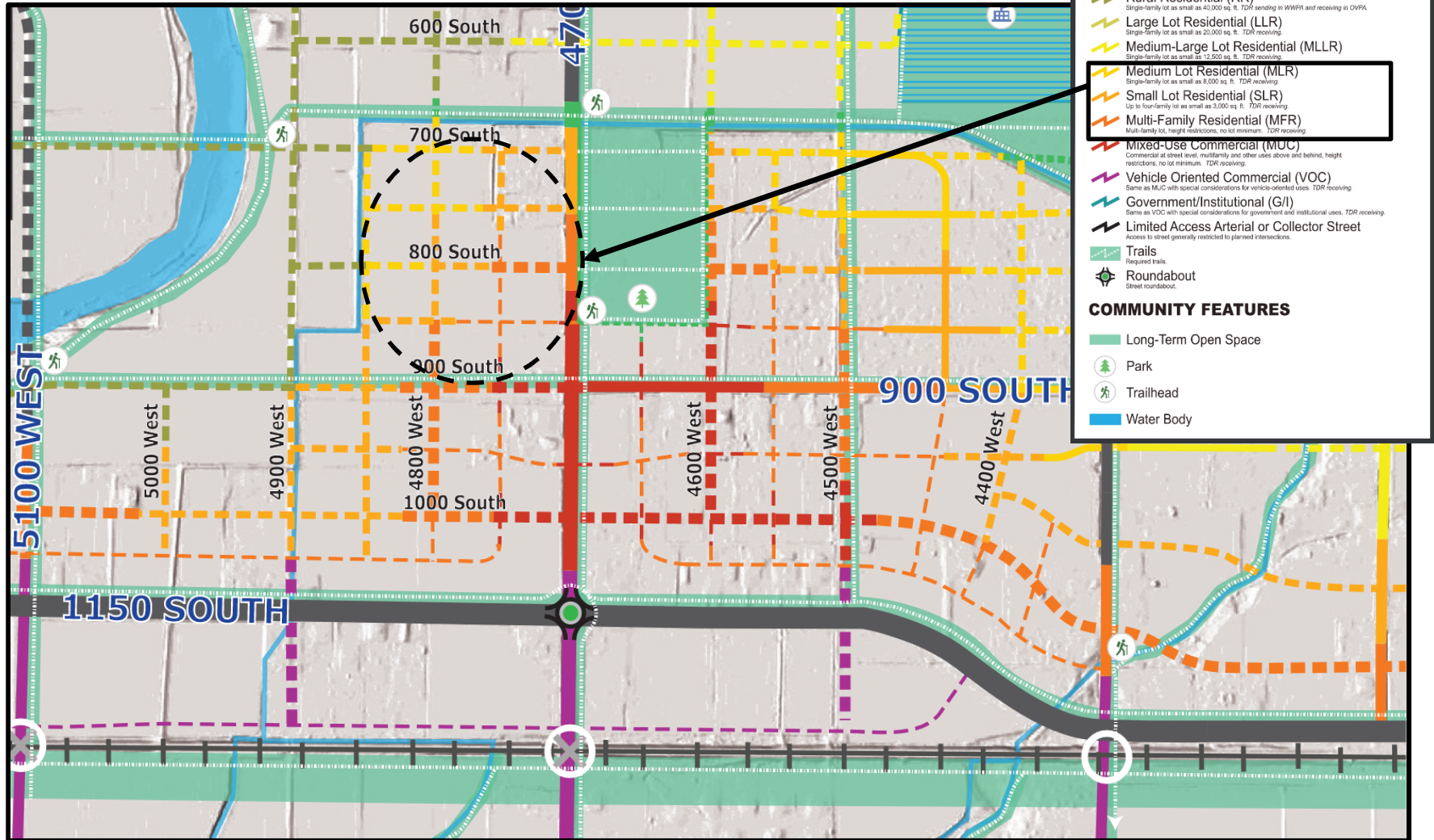
Current Zoning





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Street Regulating Plan





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Proposed Site Layout

