

To: Weber county planners:

Re: Parcel # 070860065 (west side)

Owner: Brenda Burton Trust

This letter is regarding the proposed rezoning of the parcel listed above. The current zoning is RE-15 and the west side of the property has been dormant agricultural land for many years. It is proposed to rezone to RE-10 so that 10 brand new homes (smaller square footage) may be placed on the property. The community needs smaller lots that require less home and less land for maintenance. As the population base of the Uintah Highlands has shifted (to be described in more detail), a majority of the resident's desire to stay in the area but are looking for newer amenities including energy efficiency and upgraded living conditions without spending the time or money to remodel.

The minor change in zoning is a change that follows and is in addition to the general plan. Two years ago, a small rezoning from RE-15 to RE-10 materialized just ½ mile from this property to the north (waterfall development) at the newly created roundabout on Skyline and Combe roads setting a precedent for an RE-10 development in Uintah Highlands.

The current zoning of RE-15 requires 30% greenspace in addition to their large lots. The current residents of Uintah Highlands are seeking to reduce their environmental (water and energy) impact as they age. This rezoning should be allowed as another has recently been approved and the current residents want new options in housing.

The neighborhood (public interest) is interested in changes like this because of their demographics. The Uintah Highlands neighborhood is now composed primarily of "baby-boomers," or those 55 years of age and older. As they have aged, they have expressed the desire to "get out of their big old homes and large yard" and to manage something more simply. The residents love their neighborhood, raised most of their families in the area and want to stay in the area. There haven't been options for smaller homes and smaller yards due to the current zoning restrictions.

Conditions and circumstances have changed from the general plan for this neighborhood. The general plan was built and approved in the 1980's and is now outdated. "Through streets" were a part of the plan, but Skyline drive and the roundabout that has been added as a key outlet for residents east of Combe road. Large homes on large lots was the preference for young professionals, physicians and lawyers who occupied the neighborhood in their 30's and 40's. The "recently retired" or "soon-to-be retired" want more options.

The project promotes the health and safety of aging residents by providing them with a new home that doesn't have many stairs (could prevent falls). The newer homes will have state-of-the art equipment including new furnaces, air conditioners, water conditioners and easy-to-use

appliances that may prevent other accidents including fires or carbon-monoxide poisoning. The new subdivision may also add to property values as it will have community covenants and standards of the highest quality.

An inventory of surrounding area properties is attached in subsequent pages (county assessor documents). There are very few comparable properties to the Burton property. The land use type within this project is basic housing consisting of mostly patio homes. The smallest lot size is 8,100 square feet with the largest lot being ~13,800 square feet.

The approximate locations of the lots and building structures are contained on the initial Reeves plan concept proposal attached.

Home renderings are also attached. (courtesy of Nilson Homes) one of the contracted builders for the development.

Uintah Highlands Water and Weber Basin Water Conservancy as well as Rocky Mountain Power and Questar Gas have provided letters of affirmation to serve the new community.

The existing site is composed of weeds and a barn. Some former irrigation material remains. The barn and other material will be cleared. There is a beautiful stone wall that runs along Eastland Road that will be expanded to run the entire length of the development.

HCA Highlands will be composed of 10 individual patio, rambler or 2-story homes built by 2 or 3 builders. The covenants will be established such that the look and feel will be consistent with high standards of construction and color. Homeowners will be encouraged to utilize "water wisely." No homeowner's association will be established but homeowners will utilize a basic tenet of governance document that is voluntarily signed.

Legal description of the PIQ (Property in Question), Brenda Burton Trust Parcel # 070860065 , located at 2277 East 5950 South, Ogden, Utah, 84403. The POB (point of beginning) of proposed rezoned property starts directly southwest of the Burton property garage at the aforementioned address. Measuring 221.85 feet 61.56 feet on the SE corner (Lot 7) of said property. The opposing terminus of the northwest corner (Lot 1) of the parcel of the proposed rezoned property measures 124.54 feet by 70.00 feet. The southwest corner of proposed property (Lot 10) measures 122.54 feet by 70.00 feet. The opposing terminus on the northeast corner spans two lots (5 and 6) and measures 53.36 and 99.45 on the north with an additional 25.57 feet hitting the northwest corner. Lot 6 north border measures 197.93 feet. The lot is flat. The soil is soft. Geotechnology survey and sampling on the lot may not be necessary as there is no slope.