



Weber County

Incoming Application Processing Form

Project Name: Moore Homes Rezone (RE-15 to R-1-12)

Date Submitted: 5-11-2020 Zoning: RE15 Received by: Steve

Culinary Water Provider: Uintah Secondary Water Provider: ? Waste Water Provider: Uintah Highlands

Project Type:

- Alternative Access
- Board of Adjustment
- Building Parcel Designation
- Conditional Use Permit
- Design Review
- Hillside Review
- Land Use Permit
- Subdivisions:
 - Subdivision (Small/Amendment)
 - Subdivision-(Prelim/Final)
 - Subdivision-Cluster
- Zoning-Text Amendment
- Zoning Map Amendment
- Zoning Development Agreement
- Vacation
- Other _____

Project Description: A Rezone application to Rezone u.s.g acres from RE-15 to R-1-12, located at 6224 S 2225 E, Ogden.

Applicable Ordinances:

- Accessory Apartments
- Airport Zones and Height Regulations
- Cluster Subdivision
- Design Review
- Drinking Water Source Protection
- Hillside Development Review and Procedures and Standards
- Home Occupation
- Land Use Permit, Building Permit and Certificate of Occupancy
- Natural Hazards Overlay Districts
- Nonconforming Buildings, Uses and Parcels
- Ogden Valley Architectural, Landscape and Screening Standards
- Ogden Valley Lighting
- Ogden Valley Pathways
- Ogden Valley Sensitive Lands Overlay District
- Ogden Valley Signs
- Parking and Loading Space, Vehicle Traffic and Access Regulations
- Petitioner Requirements-Rezoning Procedure Development Agreement
- Planned Residential Unit Development
- Public Buildings and Public Utility Substations and Structures
- Signs
- Standards for Single Family Dwellings
- Supplementary & Qualifying Reg
- Time Share
- Zones & Districts

Weber County Review Agencies:

- Weber-Morgan Health Department-Drinking Water Division
- Weber-Morgan Health Department-Waste Water Division
- Weber County Addressing Official
- Weber County Animal Services
- Weber County Assessor's Office
- Weber County Board of Adjustment
- Weber County Building Inspection
- Weber County Commission
- Weber County Economic Development Partnership
- Weber County Engineering Division
- Weber County GIS
- Weber County CED
- Weber County Planning Division
- Weber County Recorder's Office
- Weber County Recreation Facilities
- Weber County Roads Division
- Weber County School District-Transportation Division
- Weber County Sheriff
- Weber County Special Events
- Weber County Surveyor's Office
- Weber County Treasurer's Office
- Weber Fire District
- Other _____

Outside Review Agencies:

- Bona Vista Water Improvement District
- Causey Estates Lot Owners Assoc.
- Central Weber Sewer Improvement
- Cole Canyon Water Company
- Centurylink
- Eden Irrigation Company
- Hooper Irrigation Company
- Hooper Water Improvement District
- Nordic Mountain Water Inc.
- Ogden Valley Starry Nights
- Powder Mountain Water & Sewer District
- Dominion Energy
- Rocky Mountain Power
- State of Utah Dept of Ag & Food
- Taylor Geotechnical
- Taylor-West Weber Water District
- Uintah Highlands Water & Sewer Dist
- US Forest Service
- Utah Department of Transportation
- Utah Division of Air Quality
- Utah Division of Drinking Water
- WC3
- Weber Pathways
- West Warren-Warren Water & Sewer
- Wolf Creek Water and Sewer Improvement District
- Other _____

Weber County Zoning Map Amendment Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted

5-7-20

Received By (Office Use)

Added to Map (Office Use)

Property Owner Contact Information

Name of Property Owner(s)

Moore Homes L.C. / Celebrity Const.

Mailing Address of Property Owner(s)

Phone

801-580-1822

Fax

Email Address

randy @ moore-homes . com

Preferred Method of Written Correspondence

Email Fax Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)

Randy Moore

Mailing Address of Authorized Person

Phone

801-580-1822

Fax

Email Address

randy @ moore-homes . com

Preferred Method of Written Correspondence

Email Fax Mail

Property Information

Project Name

Current Zoning

~~R-10~~ RE-15

Proposed Zoning

R-1-12

Approximate Address

6224 S. 2225 E

Land Serial Number(s)

Total Acreage

4.59

Current Use

Vacant

Proposed Use

residential

Project Narrative

Describing the project vision.

See Lete

Project Narrative (continued...)

How is the change in compliance with the General Plan?

See Letter

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

See Letter

Project Narrative (continued...)

How is the change in the public interest?

See Letter

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

meets or exceeds General Plan

Project Narrative (continued...)

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

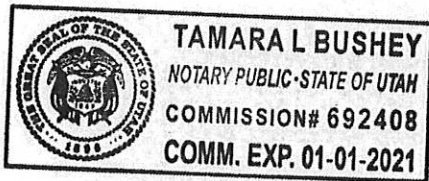
Property Owner Affidavit

I (We), Randall Moore, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

[Signature]
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 8th day of May, 2020



Tamara L. Bushey
(Notary)

As required in the rezone application, we are providing our overview of the development. And our reasons to request a rezone of the property.

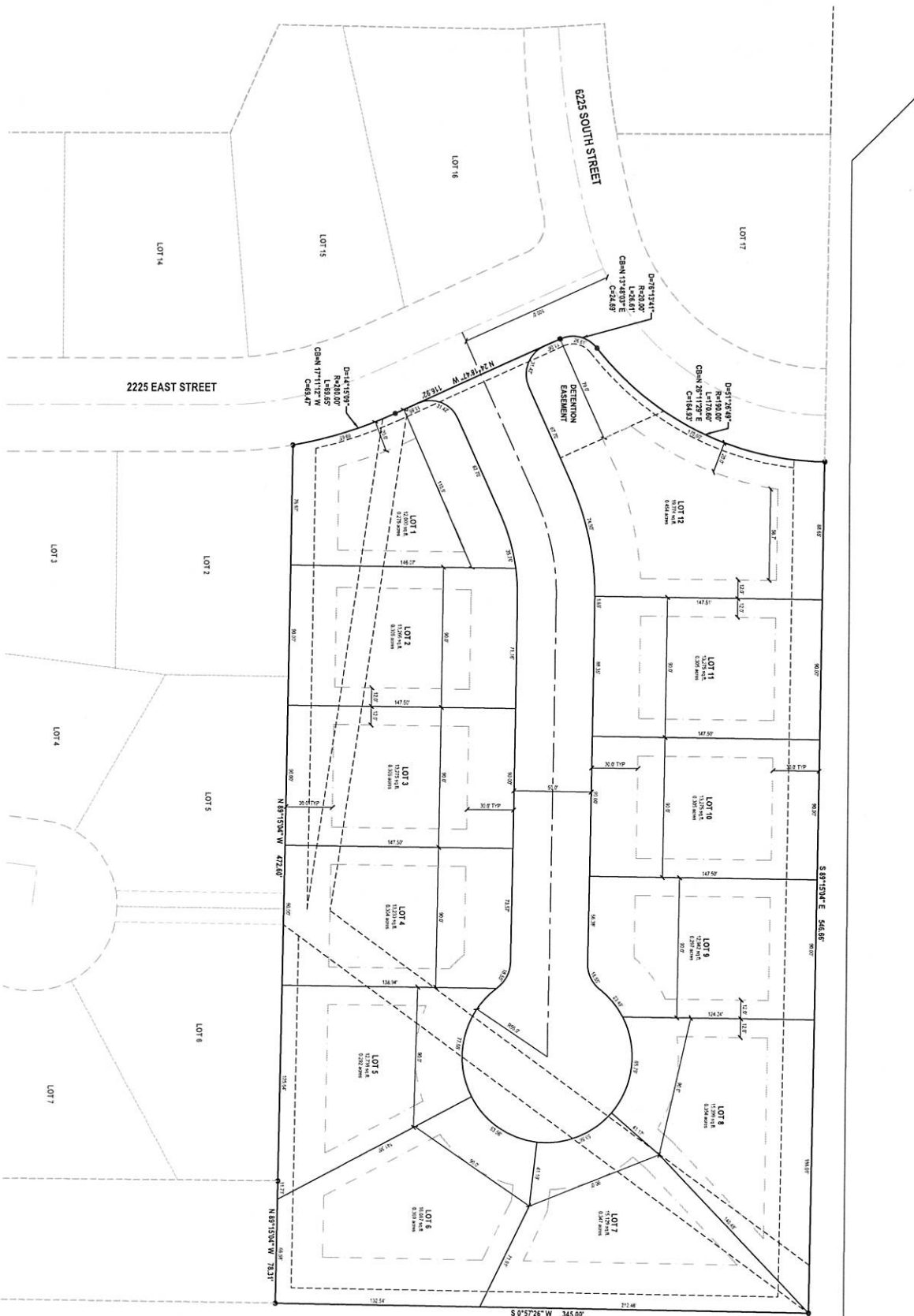
We are requesting a rezone from the current RE-15 zoning to an R-1-12 zoning.

The general plan designates that this area will be "low density" residential. The general plan defines "low density" residential as 3-8 units per acre. The R-1-12 zone requires a minimum of lot area of 12,000 sq.ft. lots. This is a minimum size lot, and with the width and layout of the property many lots will exceed this. Our conceptual plan that we have provided proposes 12 lots with an average lot size of 14,200 sq. ft. or .34 acre lots. This is 2.6 lots per acre and is actually below the general plan density requirements. The existing RE-15 zone requires 100' minimum lot width. The R-1-12 zone minimum lot width is 90'. (The R-1-10 zone that we made previous application from has a lot width of 80'). This rezone from the existing RE-15 zone to the R-1-12 zone we estimate, will only change from 11 to 12 lots. Even with this change to R-1-12 the lots we believe will be similar to the surrounding existing lots in size. Due to the width of the property with a minimum lot width of 90' as you can see from the conceptual layout the lots are very large averaging 1/3 acre.

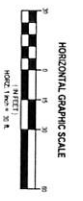
In September of 2018 the Weber County Commission approved a rezone application from the RE-15 zone to a R-1-10 for a new subdivision located at 2220 E Eastwood Blvd. This new subdivision is about 2 blocks North of our proposed rezone. We are requesting a R-1-12 rezone that would be less dense than that recent rezone.

These are very large lots and the R-1-12 zone we believe will be fit in very well with the surrounding lots and homes.

We anticipate the homes will all be very nice custom homes on large lots and should be in the \$550-700 price range.



GENERAL NOTES:
 1. PROPERTY IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES.
 2. ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.
 3. OWNER SHALL VERIFY ALL UTILITIES AND OBTAIN NECESSARY PERMITS.
 4. ALL DIMENSIONS ARE IN FEET AND INCHES.
 5. DIMENSIONS OF FOUNDATION SHALL BE IN ACCORDANCE WITH THE STANDARD ENGINEERING PRACTICE.



ENSIGN
 THE STANDARD IN ENGINEERING
 LAYTON
 1465 W. 148 Foothills, Ste. 204
 Layton, UT 84041
 Phone: 801.541.1100

SALT LAKE CITY
 TOOLE
 Phone: 435.843.3590

CEDAR CITY
 Phone: 435.865.1453

RICHFIELD
 Phone: 435.868.2883

WWW.ENSIGNENG.COM

DATE: 08/20/2018
 CLIENT: RESIDENT
 CLIENT CONTACT: JEFF
 CLIENT CONTACT: JEFF
 PROJECT: 1803000000

HIGHLANDS BLUFF ESTATES
LOT 1 SUBDIVISION
 2225 EAST 6225 SOUTH
 WEBER COUNTY, UTAH

CONCEPT PLAN
 ZONE R-1-12
 WITH 50' ROW

1 OF 1



Receipt

Page 1 of 1

Receipt Number	134530
Receipt Date	05/11/2020
Receipt Time	12:01:20
Payment Method	CREDIT CARD

Received From:

Clerk: Martin, Angela

ITEM NO.	DESCRIPTION	AMOUNT
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Bill Number: 134530

1	ZONING FEES	\$620.00
	GL Account:25410000-432016-	-\$620.00
	GL Account:POOL-100101-	\$620.00

PAYMENT TYPE	QUANTITY	REFERENCE	AMOUNT
CREDIT CARD	1	RANDY	\$620.00

Previous Balance	\$620.00
Total Remitted	\$620.00
Adjustments	\$0.00
New Balance	\$0.00