1. **A Concept Development Plan meeting the requirements listed in the Weber County Zoning Ordinance Chapter 35-5.**
	* + Attached is the Concept Development Plan prepared by Reeve & Associates.
2. **Feasibility letters from the appropriate state or county agencies for water and wastewater.**
	* + Attached is the Water and Sewer Connection Agreement
3. **Narrative from the project engineer explaining the feasibility for mitigation of stormwater run-off.**
	* + The stormwater that is captured on-site will be diverted into a LID detention basin. This LID basin will also provide green space and a landscape buffer along the state roadway.
4. **The applicant shall provide a narrative addressing the following information:**
	1. **How is the change in compliance with the General Plan?**
		* We are requesting a rezone from CVR-1 to FR-3. After conversations with neighbors and the County we feel FR-3 is a better use for this parcel. It reduces the developable units from approximately 60 to 13. The follow factors support our request for a rezone:
			+ Access.  The access onto both adjacent roadways is limited by UDOT.  Per our meetings with UDOT, access directly onto SR39 will not be granted. UDOT has also required that the access onto Old Snow Basin Roadway SR226 be as far away from the intersection as possible. This limited access is not conducive for commercial development.
			+ Traffic. Per UDOT, the intersection of SR39 and SR226 will be unsignalized.  Since the roadway will be unsignalized, the proposed 13-unit development will generate significantly less traffic than a commercial development.
			+ Pocket Commercial. As discussed with the planning staff at the county, small pocket commercial developments do not function well nor have a long viability.
	2. **Why should the present zoning be changed to allow this proposal?**
		* See statement above.
	3. **How is the change in the public interest?**
		* The change is in the interest of the public by creating a long-term viable project for the upper valley. In addition to the access and traffic items addressed above.
	4. **What conditions and circumstances have taken place in the general area since the General Plan was adopted to warrant such a change?**
		* Old Snow Basin Road was the original access road to Snowbasin. Now that it is no longer used to access Snowbasin, it no longer attracts the traffic needed for a commercial development. Additionally, commercial aspect has been added to the Edge Water development. In conversations with Planning staff and neighbors, we do not feel commercial is the best use for this property.
	5. **How does this proposal promote the health, safety, and welfare of the inhabitants of Weber County?**
		* The request promotes health, safety and welfare of the inhabitants of Weber County by reducing the impact on traffic on State Highway SR39 and moving the single access onto Old Snow Basin Road.
	6. **A narrative describing the project vision.**
		* CW Group is a local builder a developer with projects throughout the State of Utah. We focus on creating micro-communities that enhance, strengthen and contribute to the greater fabric of existing communities. Our goal for this development will be to build 13 single-family detached homes, targeting second home buyers. Houses will have high bedroom counts, to accommodate families and guests with on-suite bathrooms and ample entertainment space. We have attached conceptual designs for the product planned for this development, similar to product we have used in other markets with great success.