

# 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 <b>9/3/2021</b>	Received By (Office Use)	Added to Map (Office Use)
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## Property Owner Contact Information

Name of Property Owner(s) <b>JDC Ranch Properties, LLC.</b>		Mailing Address of Property Owner(s)
Phone <b>801-710-7530</b>	Fax	
Email Address <b>shad.christensen@gmail.com</b>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

## Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) <b>Nilson Land Holdings, LLC.</b>		Mailing Address of Authorized Person <b>5617 S. 1475 E. #4572 Ogden, UT 84403</b>
Phone <b>801-634-2129</b>	Fax	
Email Address <b>bbayles@nilsonhomes.com</b>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

## Property Information

Project Name <b>JDC Ranch</b>	Current Zoning <b>A-1 and A-2</b>	Proposed Zoning <b>RE-15, R-1-10, R-2, R-3, C-1</b>
Approximate Address <b>2900 W. 2600 N. Unincorporated Weber County, UT 84404</b>	Land Serial Number(s) 19-019-0005, 19-021-0006, 19-021-0007, 19-021-0009, 19-021-0010, 19-021-0012, 19-021-0014, 19-021-0015, 19-021-0017, 19-021-0057, 19-021-0058 and 19-021-0059	
Total Acreage <b>236.62</b>	Current Use <b>Grazing and Agricultural</b>	Proposed Use <b>Residential and Mixed Use Development</b>

## Project Narrative

Describing the project vision.

JDC Ranch is a 236-acre master planned community located in Weber County and is being developed by Nilson Land Development, LLC. JDC Ranch is a unique property that because of its location and size, provides an opportunity to create in Weber County a community that meets many of the residential and commercial needs of North Weber County while maintaining the historical heritage of the area.

JDC Ranch will be an important project to link collector roads in the area to allow residents to more easily access local schools, retail, the front runner station, and major transportation corridors which lead to the various workplace hubs throughout Weber County.

As a master planned community, JDC Ranch offers a diverse offering of residential products and amenities for all segments of the residential housing market; including detached single-family homes, patio homes, attached patio homes, and townhomes. The overall architectural intent for the JDC Ranch project is to create a theme of country living set within an integrated community that offers a usable open space environment. There are several primary architectural themes at JDC Ranch that will be the tools to reflect the architectural intent for the various subareas within the project; farmhouse, prairie, traditional ranch and craftsman. Other architectural styles may be added that support the architectural intent of the project. The overall JDC Ranch project will include a hierarchy of monumentation and signage consistent with the overall architectural intent for the project.

An important part of JDC Ranch as a master planned community will be the amenities for both the residents of JDC Ranch as well as amenities which will be available to the general public. The community amenities will include both natural and urban style parks, trails, swimming pool, both community and neighborhood playgrounds, pavilions and sport playfields as generally shown on the maps associated with this application.

## Project Narrative (continued...)

How is the change in compliance with the General Plan?

The property for which the rezone requested has been made is currently in Weber County and was not included in the West Central Weber County General Plan Proposed Land Use Map. As a result, we have submitted a rezone request that is consistent with sound planning principles and, included in this application we are asking for the General Plan map to be updated consistent with the Zoning exhibit (sheet 7).

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

The zoning change is being requested for, among others, the following reasons:

- One of a municipality's objectives is to support an environment for existing and new retail to be economically viable. To encourage the establishment and continued viability of basic retail and commercial stores and services which will satisfy the shopping needs of residents, which will enhance the sales and property tax revenues, and provide the highest quality goods and services for local residents. Additional roof tops are one of the major drivers to provide the environment for new and existing retail to succeed. In addition, Commercial services are planned that will service not only the residents of JDC Ranch, but also of the larger area.
- JDC will bring new and diverse housing types to the northern Weber County area and provide a balance of land uses that meet the needs of both the existing and future residents. JDC Ranch will be an important project which will support the regional expectations for quality residential and commercial development. In addition, newer homes are built with the latest emissions technologies significantly reducing emissions compared to dated housing stock, thus improving the northern Utah air quality.
- JDC Ranch is compatible with surrounding land uses for the following reasons:
  - There is only one location where the proposed community abuts existing development. The rest of the project abuts either vacant agricultural property or municipal infrastructure (Weber Canal to the west, and 2600 North Street on the southern boarder). The one location where the proposed community abuts existing low-density single-family development (zoned RE-15), the proposed zoning on JDC Ranch is similar (R-1-12).
  - There are two locations where development is currently being proposed adjacent to JDC Ranch, in both instances, the applicant is the developer and feels that the community being proposed adjacent to JDC ranch are complimentary. On the southwest corner of the property Diamond E Ranch is a single-family residential subdivision being processed for approval with Plain City. The property has been rezoned to RE-15. Diamond E Ranch would abut the designated open space (Powerline corridor) on the JDC property. The second location where development is being proposed abutting JDC Ranch is on the Northern border and is called West Park. It is a single-family residential subdivision currently being proposed in Plain City and has been rezoned to RE-15. Lots range in size from 8,300 to 11,000 square feet. The proposed zoning abutting West Park in JDC Ranch is R-2 and intends to build 10,000 square foot lots and 6,600 square foot patio home lots, both of which are complimentary uses.

**Project Narrative (continued...)**

How is the change in the public interest?

JDC Ranch is in the best interests for the public for the following reasons:

- Utah is among the leaders nationally in terms of home value appreciation, which creates problems for certain groups of home buyers. There are things that Weber County can do, including providing residents with a greater housing diversity as well as allowing for housing on smaller lots. Smaller lot sizes can be viewed as a benefit to the public in that they are more affordable for a greater portion of the public at large, require less maintenance than larger lots, and are consistent with regional and national residential market trends. Further, housing options would be a benefit for those who grew up in the area or would like to retire in the area but not maintain a large lot.
- Housing diversity includes providing homes that will include maintenance services such as yard care and snow services. These types of services are anticipated to be offered within the Town Home, Attached Patio Home and Patio Home neighborhoods.
- The proposed community, as much as practical, will connect all areas of the surrounding communities and all future development areas together through linked and connected roads, streets, sidewalks, trails, open space and park areas. The proposed community includes miles of trails and sidewalks that will be available connecting the residents with socially significant areas within the community including parks, commercial services, church, the newly proposed County library etc. Pedestrian connectivity was also be considered with planned trails and open space allowing residents to connect to the future regional Powerline Trails.
- JDC Ranch will Provide well planned, clean, safe, livable areas and neighborhoods. A Homeowners Association will be established to maintain these community standards and will address standards for open spaces, entry monumentation, common areas within the townhomes, attached patios, etc.
- The property is less than 2 miles from the Pleasant View Front Runner Station allowing residents public transportation options to and from Ogden, Salt Lake, and Provo. Removing these cars from the road increases safety and reduces exhaust emissions.
- The project includes 19.46 acres of commercial zoning (C-1). This area will be established to satisfy the shopping needs of residents increasing the sales and property tax revenues and provide goods and services for local residents.
- All open space within JDC Ranch will be designed to reduce the amount of overall water consumption and managed by a high-tech water system controller designed to optimize the use of irrigation water in the project.

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

As mentioned before, there was no General Plan adopted for this area. We have submitted a rezone request that is consistent with sound planning principles.

**Project Narrative (continued...)**

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

The JDC proposal promotes the health and safety and welfare of the inhabitants of Weber County in numerous ways, many of which have been described previously in this application. Several other elements that were not previously discussed include the following

- The trails and open space developed within JDC Ranch will encourage area residents to participate in recreational activities which will promote better health and opportunities to increase social interaction within the greater community by getting people out of their cars and interacting with others in the open space amenities
- Access management is an important tool to help arterial corridors reduce accidents and preserve capacity. Over time traffic will continue to increase on the north south roads through the community connecting Plain City Road to 2600 North Street. Limiting driveway access on the future north-south corridors and proper spacing of local road intersections on 2600 North Street, planned properly will insure a longer life and functional capacity of the arterial systems in addition to making the traffic corridors significantly more safe. Frequent and direct property access is more compatible with the function of local and collector roadways. A traffic study will be completed to identify transportation systems that will need to be improved over time with increased usage.

**Property Owner Affidavit**

I (We), \_\_\_\_\_, 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.

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_,

\_\_\_\_\_  
(Notary)

**Authorized Representative Affidavit**

I (We), \_\_\_\_\_, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), \_\_\_\_\_, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

\_\_\_\_\_  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_, personally appeared before me \_\_\_\_\_, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

\_\_\_\_\_  
(Notary)