**Weber Vista Subdivision Zoning Map Amendment Request Narrative**

We are requesting a Zoning Map Amendment for our property near 2851 W 3100 N in unincorporated Weber County. This includes two parcels and approximately 19.47 AC. We are requesting a change from A-1 to R-1-10. This is consistent with adjacent development. This property abuts to the south, a larger mixed-use development, known as JDC Ranches, being done by Nilson Homes. We have designed it, essentially, as an extension of that project with consistent densities and connectivity from their project through ours, to North Plain City Road. (Nilson’s latest drawings don’t show the connection point where we do, on the west side of our project, but they have indicated, that, in concept, they would be willing to move their main road to match.) This property is currently not on a public street, but will have access to the North through a contiguous parcel in Plain City (which is also ours), the JDC property to South, and West Park Village Phase II to the West.

We have will-serve letters from Bona Vista and Pineview for water. As far as sewer, we are planning on connecting to Central Weber Sewer. They have indicated that they have sufficient capacity, but they cannot provide a will-serve letter until our petition is approved with the Central Weber Board (scheduled for Dec 20). Kevin Hall indicated that he had discussed this with Rick Grover.

Please feel free to reach out to me directly with any questions.

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