



Concept Development Plan

- 1) Inventory of general land use types located within the project and the surrounding area
 - a) Current land use types are (1) dairy farm, (2) light residential, and (3) agricultural farming. See **Map 1: Current Land Uses**.
 - b) Per the West Weber General Plan, the land uses on this site are (1)(2) residential, (3) industrial, and (4) business/office/tech. See **Map 2: General Plan Land Uses**.
- 2) Approximate locations and arrangements of buildings, structures, facilities, and open space
 - a) See **Exhibit A: Preliminary Site Plan**
- 3) Architectural rendering of proposed buildings, structures, facilities, and open space within the project
 - a) See **Exhibit B: Preliminary Renderings**
- 4) Access and traffic circulation patterns and approximate location of parking
 - a) See **Exhibit A: Preliminary Site Plan**
- 5) Written description explaining how the project is compatible with surrounding land uses
 - a) See project narrative above
- 6) Existing site characteristics (e.g., terrain, vegetation, watercourses, and wetlands, etc.)
 - a) See **Map 3: Site Characteristics**
- 7) Existing and proposed infrastructure
 - a) See **Exhibit D: Utility Master Plans**
- 8) Project density and mass/scale in comparison to the existing developed area adjacent to the proposed rezone
 - a) Current surrounding land uses are agricultural, as shown in the aerial view on **Map 1: Current Land Uses**.
- 9) Legal Description of the property being proposed for rezone
 - a) See **Exhibit E: Legal Description**