

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	Received By (Office Use)	Added to Map (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) Tresorelle LLC		Mailing Address of Property Owner(s) 4605 W. 1400 S. Ogden, UT 84401
Phone 815-751-3873	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
Email Address mabuhler1@gmail.com		

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Brad Brown		Mailing Address of Authorized Person 1708 E. 5550 S., Ste. 18 Ogden, UT 84403
Phone 801-309-0399	Fax	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
Email Address brad@stewardland.com		

Property Information

Project Name Anselmi Acres, LLC	Current Zoning A-1	Proposed Zoning RE-15
Approximate Address 4605 W. 1400 S. 4300 W. 1400 S. Ogden, UT 84401	Land Serial Number(s) 15-057-0039 & 15-057-0040	

Total Acreage 15.25	Current Use Agricultural	Proposed Use Residential - Single Family
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Project Narrative

Describing the project vision.

Our vision for the proposed project is to develop a quality neighborhood for families. We would like this future neighborhood to be a great place for families, seniors, and others. The intent is to have 37 single family home lots and street connections to adjacent properties. This area of Weber County is growing and nearby properties will be home to future schools.

The proposed development will have a small variety of medium sized lots. The lots and future homes are intended to be respectable sizes and built to a high quality standard.

We believe that the RE-15 Zone will be the proper zone to develop the type and quality of neighborhood we're looking at developing.

The Western Weber Planning Area General Plan states the following:
 ""In West Central Weber, a recurring statement from the public was that a one-acre lot is "too small to farm and too large to mow." This sentiment reflects the challenges of the emerging large-lot suburban development patterns of the existing one-acre minimum zoning of the area"" (pg. 11). Our request to rezone is concurrent with this statement and approach. This development would like to have medium size lots (approximately 11,000-15,000 square feet in size).

The proposed change is line with market requests and opportunities.

Project Narrative (continued...)

How is the change in compliance with the General Plan?

The proposed project streets, buildings, and setbacks would be similar to the area. This is compatible with the following General Plan goal. "Community Character Goal 4: A goal of Weber County is to preserve the character of current neighborhoods by encouraging new residences to have similar separation distances along street rights-of-way. Community Character Principle 4.1: Support maintaining the appearance of existing developed areas with lot design standards" (pg. 10 Western Weber Planning Area General Plan (WWPAGP).

The General Plan states:

"Medium-sized residential lots. When reviewing the future land use map, the biggest proposed land acreage change is in West Central Weber. Most of the area is proposed to become medium-sized residential" (WWPAGP pg. 14). The General Plan designate 15,000 square foot lots as "medium-sized" lots. The proposed development is intended to have averages around 15,000 square foot lots. The proposed rezone land use of medium-sized residential is one of six residential land use types recommended in the General Plan.

The General Plan discusses street connectivity. This plan includes three street connections and only one minor cul de sac with four lots.

The General Plan recommends and prioritizes water conservation "Water conservation should be one of the highest priorities when considering new growth in the planning area. At the forefront of the planning area's water concerns is how little coordination is occurring between culinary water providers and secondary water providers" (WWPAGP pg. 19). Rezoning from one acre lots to 15,000 square foot lots will assist with water conservation. One acre lots typically have significant areas of grass, where as medium-sized lots have less grass and or water conservation areas.

The General Plan states "Land Use Principle 1.2, Residential: Areas planned for medium-sized residential lots should be the areas that have access to sewer services or, with the installation of sewer infrastructure at the sole expense of the developer, can be given access to sewer services. Land Use Action Item 1.2.1, Residential: In areas planned for medium-sized lots, the County should consider rezoning property to allow 15,000 square-foot lots. Generally, this coincides with the RE-15 zone. A rezone of this nature should only be allowed if smart-growth implementation strategies are volunteered by the developer, as provided in Land Use Principle XXX." (WWPAGP pg. 21). The property is intended to be serviced by sewer and the distance to sewer hook-up is reasonable.

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

This property is proposed to be developed as single family residential lots. One acre lots will consume more farm land, cost more, and use more water,

This property should be rezoned to RE-15 for the following reasons:

- Conformance to the Western Weber Planning Area General Plan
- Housing market conditions (more cost attainable)
- More efficient to service (roads, snowplows, sewer, water, etc)
- Water conservation
- New schools are coming to this area and growth will come with it

The General Plan recommends lots smaller than one acre lots. Medium-sized lots (approx. 15,000 sf) are less costly for home buyers and more attainable than one acre lots.

This property is within reasonable distance to existing sewer lines. It is expected that sewer will service the property.

Project Narrative (continued...)

How is the change in the public interest?

This rezone will lead to the construction of 37 new homes and provide single family housing opportunities for the public. Meeting the demand for growth is important to the public interest. The West Central Weber is projected to double over the next 20 years (WWPAGP pg. 4 of the housing chapter).

This rezone is near upcoming schools. Housing near schools is essential the public interest.

Through the General Plan process the public, staff, Planning Commission, and County Commissioners discussed the challenges of one acre lots (servicing, loss of farmland, efficiency, etc). This project is proposed to have medium-sized density which is smaller than one acre lots and is in the best interest of the public.

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

The Western Weber Planning Area General Plan was recently adopted over the last couple month. Minimal changes have happened in the area since the adoption of the new General Plan. The new General Plan recommends this type of rezone for this area.

This area is continuing to grow with new schools and new homes/residential growth. This area is seeing significant growth of single-family homes. RE-15 is more appropriate for the site according to the General Plan, housing market and demands of the area.

Project Narrative (continued...)

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

The proposed project proposes streets with sidewalks and street connectivity. This project proposes no threats to health, safety, and welfare to residents of the area and Weber County. This project is proposing 37 lots which will provide value to the area and future residents.

Medium-sized lots approximately 15,000 square feet in size will conserve more water per capita than one acre lots.

The proximity of the property to future school(s) is a benefit to Weber County residents.

All utilities are within reasonable distance to the property. The project will pay appropriate fees which will be used by local government to assist the area.

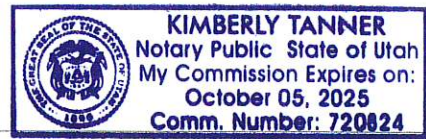
Property Owner Affidavit

I (We), Tre Sorelle, LLC, 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.

Marie Buckler for Tre Sorelle
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 14 day of November, 2022,



(Notary)

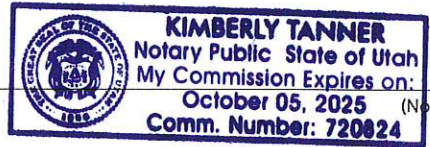
Authorized Representative Affidavit

I (We), Tre Sorelle LLC, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), BRAD BROWN, 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.

Mavis Buhler for Tre Sorelle
(Property Owner)

(Property Owner)

Dated this 14 day of November, 20 12, personally appeared before me Kimberly Tanner, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

 **KIMBERLY TANNER**
Notary Public State of Utah
My Commission Expires on:
October 05, 2025 (Notary)
Comm. Number: 720824