

STAGECOACH & SMART FIELDS REZONE
Western Weber Planning Commission

February 21, 2023

INTRODUCTION

With the passing of the new master plan for West Weber, Lync Construction is respectfully asking for a rezone on its Stagecoach and Smart Field projects in accordance with the intent of the Commissioners after considering all options and public comment in proactively working towards and properly facilitating future growth in Weber County.

The proposed development (as seen in the conceptual plans included) will incorporate the Smart Growth Principles as laid out in the master plan and showcase responsible development that fosters close neighborhoods while simultaneously encompassing and embracing the agricultural heritage and legacy of the community upon which the area was founded.

We have engaged in ongoing conversations to receive feedback from local agricultural producers to determine the best places to grow agriculture and best place to grow the necessary homes to support the thriving economy and growing population as the next generation looks to stay closer to home. Fostering the continuation of family legacies and promoting and attracting new ones.

After numerous discussions with national homebuilders and market analysis, we determined that providing a diversity of residential housing options within master planned communities that incorporate fluid road connectivity and access to parks, trails and recreation opportunities is the sought after residential product for the new generation as it creates a sense of “village living” with residents creating close ties to both nature and neighbors.

PARKS AND RECREATIONAL OPPORTUNITIES

By contributing to the Parks Department in exchange for “tailored and unique” scaled master planned communities, the county has the ability to design and create larger centralized parks that attract and promote outdoor and recreational activities for all generations. We are contributing towards and working with the Parks Board, other land owners and Reeve & Associates to design a park in the area.

WATER CONSERVATION PLANNING

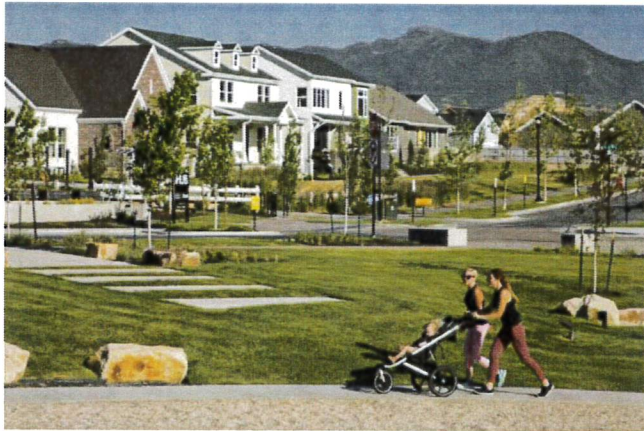
Conversations with water organizations to adequately and properly conserve and account for necessary water and to support maintaining the agricultural production and heritage of the area in conjunction with new development.

DIVERSITY OF HOUSING

New homes and new types of homes—See examples
Absorption

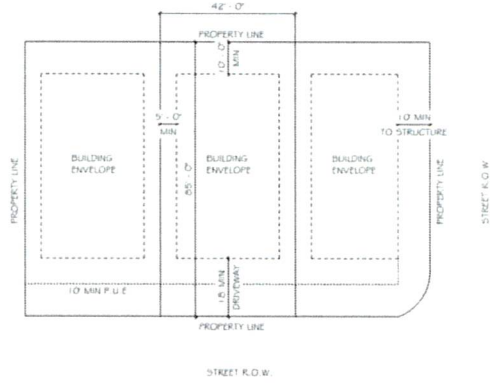
SMART GROWTH PRINCIPLES

- Street Connectivity/Crosswalk
- Pathway and Trail Connectivity
- Open Space and Recreation Facilities
- Dark Sky Consideration
- Culinary and Secondary Water Conservation Planning
- Emissions and Air Quality
- Renewable Energy



32' Series

Design Requirements	
Min. Lot Width	42'
Min. Lot Depth	70'
Min. Front Yard Setback	15' from the Public ROW or 5' from a Private Road/Alley
Min. Side Yard Setback (Interior Lots)	5' from the Property Line or 10' from adjacent building
Min. Side Yard Setback (Corner Lots)	10'
Min. Rear Yard Setback	10' to property line.
Maximum Building Height	3 Story



40' Series

Design Requirements	
Min. Lot Width	52'
Min. Lot Depth	70'
Min. Front Yard Setback	15' from the Public ROW or 5' from a Private Road/Alley
Min. Side Yard Setback (Interior Lots)	5' from the Property Line or 10' from adjacent building
Min. Side Yard Setback (Corner Lots)	10'
Min. Rear Yard Setback	10' to property line.
Maximum Building Height	2 Story

