

Eden Crossing
Rezone Application - Project Narrative
October 2023

Application Questions

The vision for the proposed zone change and, if known, the proposed development.

Eden Crossing is a proposed commercial, retail, multifamily and single family homesite development in the New Eden area of Ogden Valley. The rezone application is requesting the property be incorporated into the Form Based Zone land use code.

In accordance with the Ogden Valley General Plan, the development will obtain density entitlements via the Transfer of Development Rights (TDR) ordinance. The New Eden area has been identified as a village receiving area. The project consists of 20 acres of flat buildable land supporting approximately 325 units. Examples of the proposed building design is illustrated in the Architectural Exhibit.

Multiple entities will be providing wet utility service to the project. Culinary water is from Eden Water Works, secondary will come from Eden Crossing Public Works Company and sewer will be managed by the Wolf Creek Water and Sewer Improvement District. The transfer of water and sewer to Wolf Creek is aligned through the development as shown in the Utilities Exhibit.

The development will have a walkable, pedestrian friendly design. Pathways for recreational use will be incorporated into and will connect to adjacent properties. A community recreation center for Ogden Valley is being considered on the north end of the project.

How the change is in compliance with the general plan, or if not, the public interest the change is intended to address.

The general plan has identified the Eden Area as a village receiving area for TDRs. Supporting utilities go through the project which is also a key element of the community plan.

Why the present zoning should be changed to allow the rezone.

The street regulating plan of the Form Based Zone supports the land use code change request.

How the change is in the best interest of the public.

The development will provide services to the Ogden Valley community.

The conditions and circumstances in the general area that have changed to warrant the rezone.

The adopted general plan supports clustered development in identified receiving villages areas.

The reasons or ways the rezone will promote the health, safety and general welfare of the inhabitants of the county.

All county codes and standards will be observed as the project is developed.