**Taylor Landing Phase 4 & 5 (including open space parcels) Rezone Narrative**

Overall Project Vision

The overall vision of the project is to reconcile the previously approved plan to better align with the Weber County Masterplan. It would allow for greater road connectivity, pathways and great contributions to the Parks Department.

Compliance with the General Plan

The newly redesigned concept is in compliance with the General Plan based around the allowed R-1-15 zone, focused on fulfilling the Smart Growth Practices which allowed for responsible addition of lots, providing parks and open space that can be utilized for the greater good of the community.

The present zoning should be allowed to be changed based on the new concept of the community can more appropriately address the needs for new and additional road connectivity and the demand of public open spaces and parks.

Making the zone change would be in the public interest for multiple reasons. The development will be creating connectivity that seems to be crucial to the General Plan, preserving, and building master planned roads that facilitate connectivity currently being sought after by the General Plan. It is our intent to donate a large number of acres to the Parks Department and make sure there are appropriate stub-outs for the parks to access utilities.

The new concept for this project can better the welfare, health, and safety of the Weber County inhabitants. In this area of Weber County there is a need for public use of land which we can provide by donating not only land to the Parks department but creating and financing the access to land, pathways, trailhead and restrooms. We would be able to provide safe access to the river pathway but also having areas of public land, families and everyone can enjoy what nature has to offer in the own backyards which promotes healthier living.