

PROJECT NARRATIVE

Describing the project vision:

Our Vision for the proposed project is to develop a quality country feel neighborhood for families. We would like this future neighborhood to be great place for families, seniors and others. The intent is to have a Mixed Use, multi-family residence and commercial space with a rural design that will harmonize with the Surrounding areas. This area of Weber County is growing, and developer will design and develop per the Western Weber Planning area General Plan (WWPAGP) Mixed-Use zone and density.

The Proposed development will have a frontage Commercial office space on both 3300 S and 3500 W of approximately 20,000 sqft for future business owners are intended to be respectable sizes and built to a high-quality standard. The Proposed development will give residents the opportunity to live in the community where they grew up. With the lack of Weber County Multi-Family communities' residents are forced to leave their community to neighboring cities. This development will enable them to live in their communities, with affordable housing.

We believe that the proposed zoning MPD-Overlay, Mixed Use will be the proper zone to develop the type and quality 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 and the existing challenges of acquiring an existing home with the existing prices and interest rates, pricing families out of the market and their communities. Giving them the opportunity to have affordable housing while living and working in their communities.

Our request to rezone to MPD – Overlay, Mixed-use is concurrent with this statement and approach for this development would have two and three bedrooms with garages and a commercial component.

The proposed change is in line with the 2023 market, requests and opportunities.

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 1: Community Character Action item 1.1.1: Conduct small area planning that focuses on and addresses the specific community characteristics and unique needs of each small area within the Western Weber Planning Area. (Pg 9 Western Weber Planning Area General Plan WWPAGP).

Community Character Goal 3: Contributions to Sky-Glow and reduce the impact of excess and unnecessary lighting on neighborhoods and communities: 3.1: Developer agrees to preserve the darkness of the night sky, **3.1.1:** developer agrees all new outdoor lighting to be directed downward and away from the night sky, **3.2.1:** Developer agrees, new lighting devices to be shielded in a manner that cast no light onto adjacent properties where the light is not wanted. Developer will follow and ensure

the Community Character Goal with regulations on lighting, **3.2.2:** Where public or community lighting, such as street lighting is deemed necessary or desired, developer will ensure the lighting devices follow the community action items **3.1.1** and **3.2.1**.

Community Character Goal 4: 4.1: Developer will and does support maintaining the appearance of existing development areas with lot design standards per the Western Weber General Plan Development Standards.

Community Character Goal 5: Ensure development activities are safe from geologic hazards: 5.1: Developer will assess for any and all hazards that may apply to the development.

The General Plan States: Residential Land Uses (pages 14- 16) Mixed-use residential and the “Missing Middle” The areas on the future land use map designates as “Mixed-use residential,” are intended to create opportunities for a wide variety housing options. The desire is to allow and encourage the market to provide for the current housing scarcity that is currently driving up the housing and real estate costs. Currently in 2022, there are more families than available housing across the Wasatch Front region. This scarcity in turn has created an affordable housing crisis in the Planning area.

One Type of housing that is especially missing—known as the “**missing middle**” – is the type between higher density apartments/condos and single-family residences, townhomes connected to patio homes, du-/tri-/quad-plex’s and similar housing styles may provide a more palatable option for families that cannot afford a single-family residence. Encouraging and support the creation of this housing option, and ensuring the viability of long-term maintenance, will be an important component of creating a community that can provide for all stages of life and family situations.

The General Plan recommends and prioritizes water conservation, “Water Conservation is one of the highest priorities when considering any new development and growth (WWPAGP PG 19.) developer is designing the landscape in guidelines of the Western Weber Planning Area General Plan and Water Conservation Guidelines.

A rezone of this nature should 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 the sewer hook-up is reasonable.

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

This property is proposed to be developed as a MPD-Overlay, Mixed-use Development, which will accommodate for the “Missing Middle”. Giving residents the opportunity to stay in their community and allow for the housing where the housing market continues to increase in costs eliminating the local residents an affordable housing.

This Property should be rezoned to MPD-Overlay, Mixed-use for the following Reasons:

- Conformance to the Western Weber Planning Area General Plan
- Housing Market Conditions (More Affordable Housing) for those whom cannot afford the current market (More Cost Attainable).
- More efficient to service, snowplows, sewer, water,

- Water Conservation
- New Schools, developments are coming to the area and growth will come with it, allowing for affordable housing.
- Allowing residents, the option to stay in their local community, with options of housing when the Market is not affordable or available.

The General Plan recommends and understands, the need of the “Missing Middle” allowing for affordable housing, in small area developments for this zone. The property is within reasonable distance to existing sewer lines. It is expected that the sewer will service the property.

How is the change in the public interest?

This rezone will lead to the development and construction of multi-Use development for affordable housing and commercial office spaces for new businesses. 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 P 4 OF THE HOUSING CHAPTER).

This rezone is near upcoming schools, new developments not affordable for some residents, it is an essential need. It is in the public’s interest, to have affordable housing.

Through the General Plan process the public, staff, Planning Commission and the County Commissioners discussed the challenges for the growth in the next 20 years, servicing the loss of farmland and efficiency to allow for the growth that is expected. This project is proposed to have a multi-Use residential and commercial components and is in the best interest of the public.

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

The Western Planning Area General Plan was recently adopted over the last couple of years, minimal changes in this area since the adoption of the New General Plan. The New General Plan recommends this type of rezone for these small areas in need of “Missing Middle” and the rezone fits the General Plan.

This area is continuing to grow with new schools, residential growth. This area is seeing significant growth of single-family homes not affordable to some of the public. Multi-Use is more appropriate for the site according to the General Plan, housing market and demands of the area.

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

This 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 which will provide affordable housing and office space to the residents of the area and Weber County.

The proximity of the project to future schools is a benefit to the Weber County Residents and the area in a whole.

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