**Rezoning Application Narrative for 691 S 6700 W, Ogden, UT 84404**

**Introduction**

We are submitting a rezoning application for the property located at approximately 691 S 6700 W, Ogden, UT 84404, currently zoned for agriculture. Our proposal seeks to rezone this 64-acre property to R1-15 to facilitate the development of single-family homes. This change aligns with Weber County’s future land use map and supports our objective to create a vibrant community where people desire to build their homes and live.

**Background Information**

The property’s rural character and current agricultural use present a unique opportunity to transition to a residential development that respects the area’s heritage while addressing the growing need for homes. The surrounding areas, primarily agricultural with nearby subdivisions such as Longhorn Estates, showcase a trend towards residential development, making this an opportune moment for this rezoning request.

**Justification for Rezoning**

Our proposal is in direct alignment with Weber County’s general plan and future land use map, which designates this area for medium residential development. Although specific market data is not provided, the significant interest from homebuilders and the recognized need for additional housing underscore the demand for residential development in this region. The development promises economic benefits, including increased property tax revenue and job creation during the construction phase. Environmental impacts will be diligently addressed by adhering to county ordinances and development standards, ensuring a sustainable development process.

**Development Plan**

The proposed development envisions single-family home lots, maintaining an average density of 15,000 square feet per lot. This plan respects the area’s rural character while providing a modern living environment. Necessary infrastructure improvements, including utilities and roads, will be implemented at our expense, ensuring the development is fully serviced and accessible.

**Secondary Water Plan**

The secondary water system for the development will be shared with the adjacent Longhorn Estates Subdivision. A secondary pond will be constructed to service both projects adequately, ensuring reliable and sustainable water resources for landscaping and other non-potable uses.

**Sewer System Plan**

The development will employ a low pressure sewer system (LPSS) or prelose system. Low pressure sewer systems are designed to move sewage through small-diameter pipes using pressure generated by grinder pumps located at each home. This type of system is especially effective in areas with challenging topography, as it minimizes excavation and **can be more** cost-effective to install and maintain. LPSS systems are known for their reliability and ability to serve areas that may not be suitable for traditional gravity sewer systems.

**Community Benefits**

A key feature of our development is the inclusion of numerous trails throughout the subdivision, which will connect to the county’s existing trail system. This amenity not only enhances the quality of life for residents but also promotes physical activity and environmental appreciation.

**Public Engagement**

To date, community consultations have not been conducted, but we are committed to considering all public comments and concerns as we refine our development plans. Adherence to county codes and standards will be our guiding principle, ensuring that the development meets the highest quality and sustainability criteria.

**Conclusion**

We believe this rezoning request represents a thoughtful and beneficial use of the property at 691 S 6700 W, Ogden, UT 84404. By transforming this land into a residential community, we are responding to the housing needs of Weber County, enhancing the local tax base, and providing a development that harmonizes with the surrounding landscape. We respectfully request the Weber County Commission’s approval of our rezoning application, confident in the positive impact our development will have on the community.