



1950 N 2200 W STE 9, Salt Lake City, UT 84116

8/27/2024

North Ogden City Planning Commission:

Westates Companies is pleased to present the J. Hill Farms Annexation petition. The petition application includes a request for the property to be zoned R-4.

A conceptual drawing has been provided to illustrate the anticipated land uses and density under the R-4 classification. The drawing shows a mix of residential housing products including two story townhomes and three-story apartments while remaining within the permitted density of 15 units per acre. Amenities, parking and open space as shown in the drawing meet the code requirements while making the development sustainable and enjoyable for future residents.

The layout presented represents the concept for the community and will require adjustments and modifications as we work through detailed site analysis and design. However, this gives a general feel for building types and the use of space.

To provide flexibility for the anticipated development, Westates Companies is requesting that a PUD agreement be considered with a variance in maximum building height as listed in Section 11-13-6(e) of the North Ogden City Land Use Code. This variance would allow for an increase in height by using an average height for a building or group of buildings, as long as that maximum height of the zone is not exceeded by more than ten feet. This would bring the maximum height to 45' with the average height of all buildings being 35' or less per the R-4 zone.

We are excited to be a part of building North Ogden and are looking forward to a positive recommendation for the R-4 zone classification by the Planning Commission.

Thank you,

Colton Bryan  
Westates Companies