







- ▶ 240 total acres; Total approved units: 725 (including not more than 100 townhomes and not more than 200 attached residential products)
- ▶ Architectural standards
- ▶ Open Space Improvements include trails dedicated for use by the public, maintained by the HOA

Note: Open Space required for R-3 areas will meet or exceed the required 40% open space.

Overview of Project:

- ▶ 725 previously approved dwelling units (maximum of 100 of these can be townhomes) + **275 attainable units.**
- ▶ Lot sizes between 3500-7010 sq. ft.
- ▶ Integrated in a way so that **not more than 80%** of any village consists of these units
- ▶ Initial base price must not exceed **\$400,000**, excluding garages, unfinished basements, upgrades
- ▶ **Must be owner-occupied for a period of 10 years**

Initial Concerns

- ▶ Motive of the developer?
- ▶ How to ensure that these proposed units would be attainable? What would these attainable units look like? What is included?
- ▶ Implement a deed restriction? Length?
- ▶ Initial base price must not exceed **\$400,000** – could the developer include add-ons (finished basements, garages, etc... and push the starting price closer to a market value, after the fact?
- ▶ Could the County trust the developer to follow through with what has been promised?

Conditions of Approval/Requests from County Commission:

Deed restrictions include prioritizing potential buyers in the following order:

- ▶ \$20k to market to Weber County Residents – First time home buyers, first responders, teachers, military, etc...
- ▶ 10-year deed restriction, 2 yrs on townhomes
- ▶ HOA to enforce