

Communities for Comparision - Price per Sq. foot

Sunset Place - Townhomes in Sunset City - J. Cook Development

	Sq. Footage	Sales Price	Price Per Sq. Foot	Community Avg. Sq. Footage	Community Avg. Sales Price	Community Avg. Price Per Sq. Foot
Comp 1	1,300	\$ 202,000.00	\$ 155.38	1,448	\$203,475.00	\$ 144.48
Comp 2	1,300	\$ 206,000.00	\$ 158.46			
Comp 3	1,300	\$ 206,000.00	\$ 158.46			
Comp 4	1,893	\$ 199,900.00	\$ 105.60			

Sandalwood Cove - Townhomes in SW - Near City Center

	Sq. Footage	Sales Price	Price Per Sq. Foot	Community Avg. Sq. Footage	Community Avg. Sales Price	Community Avg. Price Per Sq. Foot
Comp 1	1,389	\$ 220,000.00	\$ 158.39	1,345	\$219,050.00	\$ 162.87
Comp 2	1,338	\$ 225,000.00	\$ 168.16			
Comp 3	1,354	\$ 221,000.00	\$ 163.22			
Comp 4	1,300	\$ 210,200.00	\$ 161.69			

Valley Meadows - Townhomes in SW - East end of Town - South of the Lofts

	Sq. Footage	Sales Price	Price Per Sq. Foot	Community Avg. Sq. Footage	Community Avg. Sales Price	Community Avg. Price Per Sq. Foot
Comp 1	1,515	\$ 260,000.00	\$ 171.62	1,414	\$252,500.00	\$ 179.11
Comp 2	1,313	\$ 245,000.00	\$ 186.60			

Freedom Landing -Townhomes in SW - 3 phases - 87 townhomes

	Sq. Footage	List Price	Price Per Sq. Foot	Community Avg. Sq. Footage	Community Avg. List Price	Community Avg. Price Per Sq. Foot
1 car Middle Unit	1,580	\$ 244,900.00	\$ 155.00	1,693	\$259,233.33	\$ 153.15
2 car Middle Unit	1,750	\$ 262,900.00	\$ 150.23			
2 car End Unit	1,750	\$ 269,900.00	\$ 154.23			

Old Maple Farms - Single Family Homes - Nilson - west end of SW - 1.4 to 3/4 acre lots,
Phase 1 -> 11 lots, Phase 2 -> ?? Lots, Phase 3 -> 24 lots

	Sq. Footage	Sales Price	Price Per Sq. Foot	Community Avg. Sq. Footage	Community Avg. Sales Price	Community Avg. Price Per Sq. Foot
Comp 1	4,767	\$ 727,117.00	\$ 152.53	3,895	\$545,491.00	\$ 139.10
Comp 2	3,420	\$ 494,000.00	\$ 144.44			
Comp 3	3,991	\$ 608,208.00	\$ 152.39			
Comp 4	3,673	\$ 465,000.00	\$ 126.60			
Comp 5	3,624	\$ 433,130.00	\$ 119.52			

Hidden Valley Meadows - Single Family Homes - Nilson - West end of SW

	Sq. Footage	Sales Price	Price Per Sq. Foot	Community Avg. Sq. Footage	Community Avg. Sales Price	Community Avg. Price Per Sq. Foot
Comp 1	4,012	\$ 572,387.00	\$ 142.67	3,984	\$620,917.50	\$ 155.90
Comp 2	3,991	\$ 609,912.00	\$ 152.82			
Comp 3	3,943	\$ 668,809.00	\$ 169.62			
Comp 4	3,991	\$ 632,562.00	\$ 158.50			

Canyon Meadows - Single Family Homes - Perry Home - west end of SW

	Sq. Footage	Sales Price	Price Per Sq. Foot	Community Avg. Sq. Footage	Community Avg. Sales Price	Community Avg. Price Per Sq. Foot
Comp 1	3,173	\$ 382,900.00	\$ 120.67			\$ 120.67

Harvest Park - Single Family Homes - Nilson - N/E of Canyon Meadows & Train Park - Currently just LOTS

	Sq. Footage	Sales Price	Price Per Sq. Foot	Community Avg. Sq. Footage	Community Avg. Sales Price	Community Avg. Price Per Sq. Foot
N/A - LOTS						

Cottonwood Cove - Single Family Homes - DR Horton - North of SWD						
	Sq. Footage	Sales Price	Price Per Sq. Foot	Community Avg. Sq. Footage	Community Avg. Sales Price	Community Avg. Price Per Sq. Foot
No recent Sales Data - within 180 days						

Canyon Vistas - located off 1750 E & North of SWD between Sun Rays and City Center - approx 11 Single Family Homes						
	Sq. Footage	Sales Price	Price Per Sq. Foot	Community Avg. Sq. Footage	Community Avg. Sales Price	Community Avg. Price Per Sq. Foot
No recent Sales Data - within 180 days						

Sun Rays - Lots for Sale - North of SWD - approx 17 lots						
	Sq. Footage	Sales Price	Price Per Sq. Foot	Community Avg. Sq. Footage	Community Avg. Sales Price	Community Avg. Price Per Sq. Foot
N/A - LOTS						

Riverside Place - 55+ community - West end of SW by Posse Fairgrounds						
	Sq. Footage	Sales Price	Price Per Sq. Foot	Community Avg. Sq. Footage	Community Avg. Sales Price	Community Avg. Price Per Sq. Foot
Comp 1	1,909	\$ 384,989.00	\$ 201.67	1,976	\$379,112.29	\$ 192.42
Comp 2	2,127	\$ 402,875.00	\$ 189.41			
Comp 3	2,023	\$ 377,417.00	\$ 186.56			
Comp 4	2,023	\$ 375,600.00	\$ 185.66			
Comp 5	1,603	\$ 334,335.00	\$ 208.57			
Comp 6	2,127	\$ 404,590.00	\$ 190.22			
Comp 7	2,023	\$ 373,980.00	\$ 184.86			

Sun Ridge Court/Sunrise Ridge - 55+ Community - East end of Town off 2700 E. - 18 homes						
	Sq. Footage	Sales Price	Price Per Sq. Foot	Community Avg. Sq. Footage	Est. Mortgage based on Monthly Payment	Estimated Avg. Price Per Sq. Foot
No recent Sales Data - within 180 days						

Cambridge Crossing - Apartments in SW - 1, 2, & 3 bedrooms options						
1 bedroom unit, 1004 sq. feet, 1 full bathroom, Rents for \$925/month					135000	\$ 134.46
2 bedroom unit - 1215sq. Feet, 1 full Bathroom, Rents for \$1,025/month					150000	\$ 123.46
3 bedroom unit, 1395 sq. Feet, 2 full bathrooms, Rents for \$1,200/month					165000	\$ 118.28

Single Family Homes for Sale w/in 1 mile (approx) of the Lofts Development						
	Sq. Footage	Sales Price	Price Per Sq. Foot	Community Avg. Sq. Footage	Community Avg. Sales Price	Community Avg. Price Per Sq. Foot
Comp1	6,474	\$ 737,000.00	\$ 113.84	3,672	\$469,909.09	\$ 134.65
Comp 2	6,244	\$ 680,000.00	\$ 108.90			
Comp 3	4,079	\$ 535,000.00	\$ 131.16			
Comp 4	4,156	\$ 480,000.00	\$ 115.50			
Comp 5	3,339	\$ 486,000.00	\$ 145.55			
Comp 6	2,936	\$ 429,000.00	\$ 146.12			
Comp 7	3,360	\$ 402,000.00	\$ 119.64			
Comp 8	3,472	\$ 397,000.00	\$ 114.34			
Comp 9	2,047	\$ 353,000.00	\$ 172.45			
Comp 10	2,059	\$ 345,000.00	\$ 167.56			
Comp 11	2,224	\$ 325,000.00	\$ 146.13			

• Thank you for open house participation/service

I have a few questions about our max buildout and the actual available acreage we have.

According to our 2014 general plan, it states we have roughly 32 acres of parks. This includes 5 parks - cherry farms, veterans memorial, cedar cove, central and canyon meadows.

However, our 2019 plan says we have 61 acres of parks, but it still only lists the same 5 parks. However it states we have 61 acres of developed parks. The only difference seems to be small retention ponds - which to my understanding are not considered developed parks. It is possible the other 30 acres is potentially the pea vinery trailhead, but that is not south weber city's property, it belongs to Davis county waste management. I was wondering if someone could clarify this additional 30 acres.

Furthermore, based off our 2019 general plan, we should have 100 acres of parks per 1,000 people. That means we should have 133 acres of parks for a buildout population of 13,350. From my understanding, this amount wasn't taken into consideration when determining developable acres. If that is correct, we need to deduct roughly 100 additional acres from the proposed 331 acres that amount from the 331 acres available for buildout population, meaning we only of roughly 230 acres of available buildout.

An additional concern is according to our latest U.S. census, 3.69 is the person's per household. Our 2019 plan states it's 4.24 based off the Gardner Policy. However according to the state, we should be determining our future buildout based off the U.S. census. I also would the council to look into and ensure that all easements were taking into consideration when determining our total buildable acreage, which could also change this total population buildout.

I will attach for the record our current US census, state law that states we must use the census for population projection. Thank you so much for your time.

Hayley Alberts
7560 S1740 E

QuickFacts

South Weber city, Utah; Utah

QuickFacts provides statistics for all states and counties, and for cities and towns with a *population of 5,000 or more*.

File

All Topics	South Weber city, Utah	Utah
Persons per household, 2013-2017	3.69	3.14
 PEOPLE		
Population		
Population estimates, July 1, 2018, (V2018)	7,518	3,161,105
Population estimates base, April 1, 2010, (V2018)	6,117	2,763,891
Population, percent change - April 1, 2010 (estimates base) to July 1, 2018, (V2018)	22.9%	14.4%
Population, Census, April 1, 2010	6,051	2,763,885
Age and Sex		
Persons under 5 years, percent	▲ 8.7%	▲ 8.0%
Persons under 18 years, percent	▲ 36.2%	▲ 29.5%
Persons 65 years and over, percent	▲ 7.3%	▲ 11.1%
Female persons, percent	▲ 46.9%	▲ 49.6%
Race and Hispanic Origin		
White alone, percent	▲ 93.9%	▲ 90.7%
Black or African American alone, percent (a)	▲ 0.8%	▲ 1.4%
American Indian and Alaska Native alone, percent (a)	▲ 0.0%	▲ 1.5%
Asian alone, percent (a)	▲ 0.9%	▲ 2.7%
Native Hawaiian and Other Pacific Islander alone, percent (a)	▲ 0.0%	▲ 1.1%
Two or More Races, percent	▲ 1.2%	▲ 2.6%
Hispanic or Latino, percent (b)	▲ 6.5%	▲ 14.2%
White alone, not Hispanic or Latino, percent	▲ 91.2%	▲ 78.0%
Population Characteristics		
Veterans, 2013-2017	484	125,074
Foreign born persons, percent, 2013-2017	2.1%	8.3%
Housing		
Housing units, July 1, 2018, (V2018)	X	1,108,763
Owner-occupied housing unit rate, 2013-2017	89.0%	69.6%
Median value of owner-occupied housing units, 2013-2017	\$283,500	\$238,300
Median selected monthly owner costs -with a mortgage, 2013-2017	\$1,804	\$1,455
Median selected monthly owner costs -without a mortgage, 2013-2017	\$492	\$406
Median gross rent, 2013-2017	\$1,172	\$948
Building permits, 2018	X	25,574
Families & Living Arrangements		
Households, 2013-2017	1,878	938,365
Persons per household, 2013-2017	3.69	3.14
Living in same house 1 year ago, percent of persons age 1 year+, 2013-2017	87.0%	82.8%
Language other than English spoken at home, percent of persons age 5 years+, 2013-2017	5.5%	14.8%
Computer and Internet Use		
Households with a computer, percent, 2013-2017	97.4%	93.5%
Households with a broadband Internet subscription, percent, 2013-2017	90.6%	83.7%
Education		
High school graduate or higher, percent of persons age 25 years+, 2013-2017	96.0%	91.8%
Bachelor's degree or higher, percent of persons age 25 years+, 2013-2017	39.7%	32.5%
Health		
With a disability, under age 65 years, percent, 2013-2017	3.6%	6.8%
Persons without health insurance, under age 65 years, percent	▲ 5.9%	▲ 10.5%

SB0034S01 compared with SB0034

(iii) a metro township with a population of 5,000 or more; and
 (iv) a metro township with a population of less than 5,000, if the metro township is located within a county of the first, second, or third class.

(c) The population figures described in Subsections (3)(b)(ii), (iii), and (iv) shall be derived from:

(i) the most recent official census or census estimate of the United States Census Bureau; or

(ii) if a population figure is not available under Subsection (3)(c)(i), an estimate of the Utah Population Estimates Committee.

(4) Subject to Subsection 10-9a-403(2), the municipality may determine the comprehensiveness, extent, and format of the general plan.

Section ~~10-9a-203~~. Section 10-9a-403 is amended to read:

10-9a-403. General plan preparation.

(1) (a) The planning commission shall provide notice, as provided in Section 10-9a-203, of its intent to make a recommendation to the municipal legislative body for a general plan or a comprehensive general plan amendment when the planning commission initiates the process of preparing its recommendation.

(b) The planning commission shall make and recommend to the legislative body a proposed general plan for the area within the municipality.

(c) The plan may include areas outside the boundaries of the municipality if, in the planning commission's judgment, those areas are related to the planning of the municipality's territory.

(d) Except as otherwise provided by law or with respect to a municipality's power of eminent domain, when the plan of a municipality involves territory outside the boundaries of the municipality, the municipality may not take action affecting that territory without the concurrence of the county or other municipalities affected.

(2) (a) At a minimum, the proposed general plan, with the accompanying maps, charts, and descriptive and explanatory matter, shall include the planning commission's recommendations for the following plan elements:

(i) a land use element that:

(A) designates the long-term goals and the proposed extent, general distribution, and