

# South Weber Mixed Use

## Request for Development Agreement



Northeast Corner of 475 E and 6650 S

# Site Plan Overlay





# Site Plan with Future Road Plan



# Retail Development

Strip Center



Fuel / C-Store





# Retail Development

View Corridor (Facing NE)



# Hospitality Development





# Hospitality Development



# Multi Family Development

View from I-84 On-ramp





# Multi Family Development



# Storage Development

Residential Storage



RV / Boat Storage





Estimated Financial Benefits to South Weber City

Current	Property Taxes	Approx. Property Value	Property Tax Rate	Tax Receipts	South Webers Portion
			0.66%		11.76%
	Green Belt	U/K		\$0.00	<b>\$0.00</b>
Developed	Fuel Station	\$ 2,000,000.00		\$ 13,200.00	\$ 1,552.32
	Strip Center	\$ 1,200,000.00		\$ 7,920.00	\$ 931.39
	Storage Units	\$ 3,000,000.00		\$ 19,800.00	\$ 2,328.48
	Multi Family	\$ 24,000,000.00		\$ 158,400.00	\$ 18,627.84
	Hotel	\$ 5,000,000.00		\$ 33,000.00	\$ 3,880.80
		<b>\$ 35,200,000.00</b>		<b>\$ 232,320.00</b>	<b>\$ 27,320.83</b>
Sales Taxes		Gross Sales	South Weber Sales Tax Rate		
			2.30%		
	Fuel Station	\$ 5,000,000.00		\$ 115,000.00	
	Strip Center	\$ 4,000,000.00		\$ 92,000.00	
	Hotel	\$ 2,000,000.00		\$ 46,000.00	
		<b>\$ 11,000,000.00</b>		<b>\$ 253,000.00</b>	<b>\$ 253,000.00</b>
Total Income					<b>\$ 280,320.83</b>

# Community Impact

We believe that while this development will provide benefits to the current and future citizens of South Weber City by providing Hospitality, Storage Facilities, Commercial Services, Fuel and Groceries, we see the impact on South Weber City infrastructure as minimal. Due to the proximity of this site to I-84, we are confident that any users that are not South Weber City residents will use I-84 as their means of entrance and exit from the City. There would be no benefit for individuals using this development to travel into South Weber City to access Hwy 89 or Riverdale.

This development will substantially increase revenues generated by this property and have nearly no negative impact to either those new revenues or to South Weber City's infrastructure.

Thank you for your time.

Please feel free to contact us with any questions or concerns,

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