Sharon and Rob,

I will have to miss the planning commission meeting, but have my business partner Kurt is attending. I would however, if possible, like to have the following shared with the Commission. If there is a zoom or the ability to call in, I would try to accommodate that as well.

Sage Villas was a Utah Housing Coalition project. The intent of the project was to find a way to provide affordable housing in the local community. What began as affordable over time quickly morphed into what is now higher priced townhomes that are less affordable. Case is in point is that recently finished units are unable to be sold at prices that meet current economics and even re-sales are priced at prices that feel more like market than affordable.

Our request to add 8 additional units is to help keep inline with the vision the City and Community had for this townhome project- affordability. Given the topography and market, these last 8 lots would have to be built to a size whose price would dwarf the rest of the entire project and make them even less affordable than what is not selling on the market. With them being unfeasible to the market, it would not make economic sense to build. That would leave less desirable unfinished lots bare, with a hole in that community. It doesn't make sense to build high end super expensive townhomes in a project that was approved, designed, and built for affordability.

The request to add eight additional units makes a lot of common sense. If one looks at the approved and proposed plats there is very little difference- the only noticeable change is more parking really. The current topography of the lots makes them unnecessarily large and as such extremely high priced. The plans could be split in half, allowing for prices to be slashed to levels that make them much more affordable while still being able to maintain quality and consistency. These additional 8 units would be accessed separately from the existing interior roads- so traffic and parking would not be an issue. That's 8 additional units would be contributing funds into the HOA, there would also be 8 additional impact fees to the City. They would fill in the missing gap in that project and make it more aesthetically appealing. The approval would allow for the lots to be built as it was originally intended by Utah Housing Coalition and the City when it was approved. The possible negative impact is little to none to the existing residences and to anyone in the future. There are so many good reasons for an approval- providing a product that is truly affordable housing as the State and City have been promoting and working towards, help stabilize and complete the project in a manner consistent with its intended approval, show commitment towards affordability, and maintain a balanced socioeconomic environment within the community. We have been working with and believe we have support from staff for months on the option that is before you today. It is a win for the neighborhood, the property owner, and the City.

Sorry I was unable to attend in person but grateful for the consideration and look forward to your remarks.

Thank you,

Wes Davis, MBA, MICP
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