



Master Plan



Street View

VILLAGE PROGRAM

Gardner Development LC

Four Neighborhoods, One Village Center, One Workshop District

- Primary Dwellings: 715 du
- Second Homes: 150 du
- Accessory Dwellings: 50 du
- Hotel Suites: 100 suites
- Retail: 5,000 sf
- Restaurant: 10,000 sf
- Office/Business: 80,000 sf
- Convenience & Services: 20,000 sf
- Health Care: 10,000 sf



Aerial View

MIXED USE NEIGHBORHOODS

Village - Rural Context

646 Acre Site

RIVER VILLAGE



VILLAGE MASTER PLAN

646 acres adjacent to a private alpine resort (in development), on a small picturesque river flowing to the Great Salt Lake, will have a distinct geographic identity, with open and steep hillsides to the south (higher elevation) and the boundary of the Weber River to its north. An historic irrigation canal threads through the property and, with landscaping safeguards, will be the open space connecting hillside terrain to valley floor.

The primary access to the site comes in the northwest corner over the river from a new interchange on I-84 as it traverses the Morgan Valley. Residences of all types are integrated within each neighborhood (1 ac. estate lots at the edges to mixed stacked units at 15 du /ac. in centers) and – to the extent possible in a recreational resort locale – a range of pricing shall be available.

Two walkable neighborhoods deploy along the river edge – connecting southeast and northwest access – and two lower density neighborhoods fit to rolling land above the canal. Commercial uses are not substantial: a small village at the entry to a private resort with destination services and lodging suites. The valley neighborhoods will have natural frontage on the river, configuring public parks and promenades as well as private residential settings.



1. Exclusively Commercial



2. Stacked Residence/Mansion



3. Attached Townhouse/Fourplex



4. Sideyard/House & Duplex

