



To: Charlie Ewert, AICP
Principal Planner
Weber County Planning Division

From: Chris Zarek

Date: March 15, 2024

Re: Project Narrative for New Town Eden

Dear Mr. Ewert –

Cowboy Partners, on behalf of Liberty Valley Associates, LLC, submits this Zoning Map Amendment for the mixed-use commercial, retail and residential community to be built on a 17-acre site in the New Town Eden Village Center. The site straddles Highway 158 with a portion of the site extending near the intersection of Highways 158 and 166.

The project envisions a village density, design and mix of uses appropriate for the New Town Eden Village Center and responsive to the Form-Based Zone for the village center. Closest to the future roundabout at the intersection of Highways 158 and 166 will be commercial area meant for 1-3 stories buildings with retail/restaurant uses at the ground level with the potential for office or residential on the upper levels.

Green space open to the public is planned immediately north of the retail village, transitioning to lower scaled residential village development of one- and two-story homes. On the east side of Highway 158 is planned a residential community, situated around a village green, and consisting of single-family homes, rowhouses, and some apartment flats in garden-style buildings of 1-3 stories.

Cowboy Partners, through its entity Liberty Village Associates, LLC, will be the developer, owner and operator of the communities through its sister property management company, Cowboy Properties. The residential homes will include market rate and workforce housing offerings. We look forward to working with the County and the Ogden Valley community to realize the vision of the Form Based Zone and the New Town Eden Village Center.

Regards,

Chris Zarek

Chris Zarek
Cowboy Partners