

## Wildercrest Questions and Answers

### Q. Where is Wildercrest located?

A. Wildercrest is located on the beautiful North Logan southeast bench, just north of the entrance to Green Canyon and directly south of Canyon Ridge Estates. The west section of Wildercrest is located next to the North Logan Memorial City Park and Cemetery property. North Logan is a progressive and growing family-oriented community in Cache Valley, Utah. Cache Valley is located approximately 80 miles north of the Salt Lake City International Airport near the border of Idaho.

### Q. What are the main features that surround Wildercrest?

A. Wildercrest is located on an elevated bench, which is the remnant of ancient Lake Bonneville, providing each home site with a spectacular view of the surrounding valley and majestic mountains that envelop Cache Valley. Mt. Naomi Wilderness, (BLM-owned public land), also borders the property to the east, and the entrance to Green Canyon and Logan Canyon are within walking/riding distance to the south. Two nature trails will be constructed within Wildercrest to complete a loop system as well as connect both trails to the existing Bonneville Shoreline Trail and Power line Trail system. Additionally, seven small pocket parks have been donated to North Logan City within Wildercrest and a new city park, Memorial Park, will be developed in the upcoming years to the west.

### Q. How big is Wildercrest and how many home sites are available?

A. Wildercrest is a total of 80 acres, consisting of 63 building lots ranging from ½ to 2+ acres; these lots are located throughout the home site community. Parks and trails are carefully placed throughout the community. Several of the lots in Phase 1 and 2 have been reserved but there are still many great lots to choose from.

### Q. The entire Wildercrest subdivision is 80 acres, why there are only 63 lots?

A. Over 35 acres have been donated to North Logan City as park space, trails or as mountain-side open space that will stay in its natural state. Most of the home sites are ½ acre, however there are several in Phase 2 that are over two acres, and will include hillside up to the Bonneville Shoreline Trail.

### Q. Usually, lots built on hills require a lot of retention with boulders and walls. Is this true for Wildercrest?

A. The Wildercrest home site layout has been designed to keep retention issues to a minimum. Steeper lots in subdivisions to the north have required, and will require, significant retention. This will increase the 'cost' of the lot to upwards of an additional \$50,000+ to make the property build-able. While some lots in Wildercrest will require some retention and boulders may be used for landscaping and aesthetics, overall the Wildercrest home sites are ready to build upon.

### Q. Does Wildercrest have secondary water shares for irrigation?

A. No. Wildercrest is located above the canal system and landscape irrigation is the same as for Canyon Ridge Estates, Deer Crest of Logan, Cliffside of Logan, and Greystone of Hyde Park. In order to install a secondary water system, the costs for canal water for irrigation to each home owner above the canal would likely exceed the cost of the high-pressure culinary water system that exists today.

**Q. I've heard that it is expensive to irrigate your lawn above the canal, is this correct?**

**A.** Wildercrest is a strong proponent of Water-wise landscaping. Home owners who plant large southwest facing lawns with no shade or terracing, will require more water to irrigate. View lots require some forethought as to how they are designed and planted to maximize the vistas as well as conserve on watering. In reality, intense summer exposure and the irrigation seasons usually only lasts from June to September, about 4 months. The Wildercrest Development Plan and Wildercrest Covenants and Restrictions lists multiple resources and examples of the State of Utah Water-Wise Program. Home owners who follow these landscaping procedures will significantly reduce irrigation costs while maintaining a beautiful mountainside home site.

**Q. What should I expect to pay for water each month?**

**A.** The developers of Wildercrest conducted a small study to compare the cost of water during the peak months of June-September. They chose 5 homes in Canyon Ridge Estates with ½ to 1+ acre lots, all with above-standard landscaping (front and rear lawns, shrubs, trees, gardens, planter beds). The highest average month was July with a complete water cost of \$110. The highest water bill was \$134.28 in September – and this home was built on one acre and maintained a 35,000 gallon swimming pool. The average monthly cost during the peak months for watering the 5 landscaped yards was less than \$100/month. Also, it is important to note the water bill included interior culinary water usage (baths, showers, washing machines and dishwashers, as well as water for cooking and drinking).

**Q. I've been told, people who live below the canals get free irrigation water. Wouldn't this be better than irrigating with culinary water?**

**A.** The water is 'free' only if a home owner flood irrigates and if the water shares were given to him/her. There are many costs associated with water-share irrigation. First, the cost of the water shares itself. The cost of a ¼, ½ or full share has increased recently. This cost needs to be considered and cost-averaged out over multiple years. Second, in new home construction, a connection and delivery system needs to be installed and depending on your location, the cost for the delivery system can outweigh the savings for many years. Third, if any pumping is required, the electricity costs can be staggering. One case example of a luxury home below the canal with 2 acres of landscaped lawn reported paying over \$400 each month to pump his 'free' water throughout his landscaped property.

**Q. Will Wildercrest have Covenants and Restrictions?**

**A.** Yes. Please refer to the Wildercrest Covenants and Restrictions document available from Shawn Wolfley at Parker Real Estate Services, P.C.

**Q. Will there be an exit to Wildercrest besides the entrance at 2200 East?**

**A.** Yes. The developers of Wildercrest have agreed to participate in the development of a secondary exit on 2300 North. This exit currently does not exist but it is on the Master Plan and will be installed when North Logan City installs the road from 1600 East.