

Open Space Preservation Plan for Vaquero Village Cluster Subdivision

November 2017

The Vaquero Village Open Space Preservation Plan

The best use of the “Vaquero Village” common area is for “Public Open Space”, as this use will allow the preservation of the historical context, the natural agricultural elements and the native plant feel of the land. This type of use in the public open space will provide a portion of the subdivision land to be preserved and will encourage natural wildlife and natural vegetation and grasses.

The Public Open Space Parcels of the Vaquero Village Cluster Subdivision is classified into the following associated groups: Common Areas and Preservation Areas - Native Grasses and Wildlife Areas which will be accessed via trails and pathways with bench rest areas and landscape viewing areas. The open space details, uses and ownership of the Vaquero Village are outlined below.

Common Areas - Public Open Space

The Public Open Space Parcels for the Vaquero Village Cluster Subdivision are located along the easterly side of 7100 West Street, and along the northerly and westerly sides of 7100 West Street (see the attached Plat). All of the Public Open Space Parcels are accessible from 7100 West Street, a public street.

The Public Open Space Parcels range in size from 68,118 square feet (1.564 acres) to 94,792 square feet (2.176 acres).

Accessory Structures: Accessory structures will not be allowed within limits of the Public Open Space Parcels but will be allowed immediately adjacent the open space areas on private parcels when meeting the codes and ordinances of Weber County.

Trails and Pathways: Trails and Pathways will be installed throughout the common public open space and will connect with 7100 West Street, a public road. The trails and pathways are to provide an access loop through the “Public Open Space” areas.

Preservation Areas - Native Grasses and Wildlife Areas

Native Grasses and Wildlife – Public Open Space: The Public Open Space Parcels shall be maintained continuously. All open space parcels shall be maintained such that waste, refuse and rubbish will not be allowed to accumulate. All other unsightly trash and or waste, whether visible or not from the streets or a nearby residential lot shall not be allowed to accumulate.

Native Animals and Grasses: Native Animals and Native Grasses which are permitted in accordance with the Weber County Land Use Code shall be allowed in the open space area. They shall be provided and cared for on the Public Open Space Parcels.

Open Space Accessories: Within the Public Open Space Parcels there will be recreation facilities, i.e. trails, viewing area and rest benches. These open space amenities will be maintain for the use by the Public.

Storm Water and Drainage: The integrity of the storm drainage collection system and retention ponds serving the Vaquero Village Cluster Subdivision must be protected and preserved since they serve a dual function and are also utilized for irrigation of crops, landscaping and water for the animals. The storm water collection facilities will be placed per the approved improvement drawings.

Animal Waste and Disposal: Any and all animal waste must not be allowed to accumulate and must be regularly removed from the Public Open Space Parcels and the adjacent private properties.

Adjacent Private Property Amenities:

In order to enhance and protect the public open space parcels and all private properties utilizing the open space, the following guidelines will be encouraged.

Ordinances and Codes: The adjacent property owners shall be allowed full use of their property per Weber County “Codes and Ordinances”.

It will be encouraged of the adjacent Private Properties that any animal waste generated be incorporated and used with or as a soil fertilizer, and that the animal waste materials be tilled into the soil or otherwise integrated into the soil so as not to cause a nuisance to the Public Open Space Parcels or the other Residential properties.

Private Structures: Private property structures (amenities) may be constructed adjacent to the public open space parcels per the “Codes and Ordinances” of Weber County. The structures may include but are not limited to: Facilities used for the purpose of housing crops and animal feed, animals and their required life supporting facilities, light equipment, farm vehicles along with hand tools and other accessories for agricultural or associated purposes, to support private agricultural endeavors.

All private structures (amenities) shall not be approved nor used for temporary or permanent residential use.

All accessory items stored on the outside of the private structures must be stored in appropriate containers. Bulk supplies may be stored within the enclosed structures.

Public Open Space Ownership:

The ownership of the Public Open Space for Vaquero Village Cluster Subdivision shall remain under the ownership of the Vaquero Village Cluster Subdivision Home Owners Association (HOA).

The Common - Public Open Space Parcels for the Vaquero Village Cluster Subdivision is required at all times to conform to the use restrictions stated above. The Common - Public Open Space Parcels for the Vaquero Village Cluster Subdivision are required to conform to the Weber County – Codes and Ordinances currently in force and may be amended by Weber County as required.

Dated this _____ day of _____, 2017.

Vaquero Village Cluster Subdivision Home Owners Association

By: _____
Print Name and Title

STATE OF UTAH

ss:

COUNTY OF WEBER

On the _____ day of _____, 2017 personally appeared before me _____ and _____ the signers of the within instrument and who acknowledged to me that they executed the same.

Notary Public