



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for a conditional use request for Terakee Village, a Planned Residential Unit Development consisting of 92 residential units, one lot for an assisted living center, and one lot for the Private/Charter school for a total of 94 units.

Type of Decision: Administrative

Agenda Date: Tuesday, April 11, 2017

Applicant: Brad Blanch, Five Blanch Properties LLC and Mick & Ann Trust

Authorized Representative: Brad Blanch

File Number: CUP 2017-02



Property Information

Approximate Address: 4700 West 900 South

Project Area: 72 Acres

Zoning: A-1

Existing Land Use: Residential/Agricultural

Proposed Land Use: Residential

Parcel ID: 15-515-0001, 15-515-0002, 15-048-0037, 15-059-0026

Township, Range, Section: T6N, R2W, Section 17 & 21

Adjacent Land Use

North:	Residential/Agricultural	South:	Residential
East:	Residential/Agricultural	West:	Residential

Staff Information

Report Presenter: Ronda Kippen
rkippen@co.weber.ut.us
 801-399-8768

Report Reviewer: SM

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 5 Agricultural A-1 Zone
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 5 Planned Residential Unit Development
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

Summary and Background

The Western Weber Planning Commission after hearing the item on March 14, 2017 and after receiving public input has forwarded a unanimous positive recommendation for approval of the conditional use request for Terakee Village, a Planned Residential Unit Development (PRUD) located at approximately 4700 West 900 South in West Weber. The proposal is a master planned project consisting of 92 residential units, one lot for an assisted living center, and one lot for the Private/Charter school for a total of 94 units (see Exhibit A for the project narrative and Exhibit B for the conceptual plan). The proposed development is zoned A-1 Zone and is considered an “agro-community”. The authorized representative is currently under contract to transfer the property into one ownership prior to moving forward with the actual development of the PRUD as required in the Uniform Land Use Code of Weber County (LUC) §108-5-6-(a).

The PRUD will be a multi-phased development consisting of 81 single family lots ranging in size from 11,452 square feet to 22,288 square feet and 11 Accessory Dwelling Units (ADU’s) (see Exhibit A for phasing plan and Exhibit B for the conceptual PRUD layout). The proposed PRUD will offer a variety of housing options (see Exhibit C) and includes approximately 32.3 acres of open space. The open space accounts for approximately 56% of the adjusted gross acreage. The open space will

include an extensive pathway, a neighborhood park, two agricultural parcels that will be used for agri-tourism operations attained by a separate conditional use permit in the future.

The applicant is requesting a 50 percent bonus density based on an approved roadway landscape and design plan for up to 20 percent bonus density; for each five percent increment of open space preserved over 50 percent: a five percent bonus density shall be granted up to the total bonus density allowed; providing common area that offers easily accessible amenities such as trails, parks, or community gardens, that are open for use by the general public, for up to a 15 percent bonus density may be granted; preserving an agricultural parcel with an agriculturally based open space preservation plan, a bonus density may be approved as follows: for a parcel containing at least 20 acres but fewer than 30 acres, up to a 20 percent bonus density may be granted. With the 50 percent bonus density, the applicant will be able to add an additional 31 units to the 63 base units for an overall density of 94 units.

The applicant would now like to move forward with the development process and has submitted the required information as outlined in LUC §108-5 for consideration and approval of the proposed PRUD which is listed as a “Conditional Use” in the A-1 Zone. Conditional use permits shall be approved as long as any harmful impacts can be mitigated. The LUC already specifies certain standards necessary for mitigation of harmful impacts to which the proposal must adhere. To ensure that the natural environment is preserved to the greatest possible extent, the County Commission, subject to the reviews and recommendations of the required public agencies, must review and approve the general site and architectural design of the buildings, the layout of the parking areas and the landscaping.

Analysis

General Plan: The proposal conforms to the West Central Weber County General Plan by supporting agriculture and encouraging residential cluster style development with a minimum 30% open space.

Zoning: The subject property is located in the Agricultural A-1 Zone.

The purpose and intent of the A-1 zone is identified in the LUC §104-5-1 as:

“The purpose of the A-1 Zone is to designate farm areas, which are likely to undergo a more intensive urban development, to set up guidelines to continue agricultural pursuits, including the keeping of farm animals, and to direct orderly low-density residential development in a continuing rural environment.”

Lot area, frontage/width and yard regulations: The purpose and intent of a Planned Residential Unit Development (PRUD) is intended to “allow for diversification in the relationship of various uses and structures to their sites and to permit more flexibility of such sites and to encourage new and imaginative concepts in the design of neighborhood and housing projects in urbanizing areas.” The proposed PRUD utilizes the allowed flexibility to create neighborhoods with lots ranging in size from 0.26 acre lots to .51 acre lots and sized to accommodate single family homes. Eleven lots will be designed to allow for up to one “Carriage House” or accessory dwelling unit per building lot. Any approved “Carriage House” must have a minimum livable area of 400 square feet. During the subdivision process the 11 lots that will have ADU’s will be identified as a note on the plat to ensure adequate notice is provided for future property owners.

The proposal includes the following minimum single family development standards (see Exhibit D):

- Yard development standards:
 - Front Yard: 30 feet
 - Side Yard: 10 feet
 - Rear Yard: 10 feet
- Maximum Building Height:
 - Single Family: 35’ (average building height)
 - Accessory/Agri-tourism Structures: 35’ (average building height)
 - Private/Charter School: 45’ (average building height)

Based on the allowed flexibility of a PRUD, the proposed layout, lot configurations and lot sizes are acceptable. In order to provide clear site standards at intersecting streets throughout the development, staff recommends adding to the minimum setback standards on the preliminary and final subdivision plats a setback for “Side, facing street corner lot”. This setback should be a minimum of 20 feet. A condition of approval has been added to staff’s recommendation to ensure the additional “Side, facing street corner lot: 20 feet” setback standard is added to the preliminary and final subdivision plats for review and approval as required per LUC §104-5-7.

During each individual phase, the County review agencies will be able to more thoroughly vet the preliminary and final development details to ensure that all conditions of approval and the applicable subdivision standards are met.

Conditional Use Review: The proposed PRUD is conditionally allowed in the A-1 zone. A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. The standards for consideration for conditional use permits include:

- Standards relating to safety for persons and property
- Standards relating to infrastructure, amenities, and services
- Standards relating to the environment
- Standards relating to the current qualities and characteristics of the surrounding area and compliance with the intent of the general plan
- Standards relating to performance
- Standards generally
- Voluntary contributions providing satisfactory compliance with applicable standards

These standards have been combined with the design review standards in this report. As a requirement of the conditional use permit, the applicant has provided a “Will-Serve Letter” from Taylor West Weber Water Improvement District and Central Weber Sewer District (see Exhibit E) for culinary and waste water services. The applicant, during the subdivision phase, will be required to provide proof of secondary water availability. The applicant has provided the required material to facilitate a thorough review of the proposed project including the project narrative, vicinity map, conceptual layout, conceptual architectural design of the structures and proposed landscaping and lighting for the development.

The general requirements for consideration by the County Commission for the proposed planned residential unit development include items such as the architectural design of buildings and their relationship on the site and development beyond the boundaries of the proposal; which streets shall be public and which shall be private; the entrances and exits to the development and the provisions for internal and external traffic circulation and off-street parking; the landscaping and screening as related to the proposed uses within the development and as a means of its integration into its surroundings; lighting and the size, location, design, and quality of signs if any; the residential density of the proposed development and its distribution as compared with the residential density of the surrounding lands, either existing or as indicated on the zoning map or general plan proposals of the county as being a desirable future residential density; agri-tourism operations on the areas identified as “Terakee Farm” on the conceptual design as a conditional use for an amenity to the Terakee Village PRUD and the demonstrated ability of the applicant to financially carry out the proposed project under total or phase development proposals within the time limit established.

The majority of these considerations will be addressed in the design review portion of staff’s analysis of the proposal. The applicant will need to apply for a separate conditional use if the County Commission feels that “Agri-tourism” can be utilized as part of the farming activities of the PRUD. The applicant will be required to provide a cash escrow to be held by Weber County for the improvements within the development. If the County Commission would like the applicant to provide proof of financial feasibility for the development, a condition of approval will need to be added to request the additional information for review.

Bonus Density Request: The County may grant a bonus density of up to 30 percent if the applicant preserves open space area equal to or greater than 30 percent of the PRUD’s adjusted gross acreage per LUC §108-5-5(c)(2). The proposal meets this bonus density requirement. If the applicant preserves open space area above 30 percent, the county may grant a bonus density of up to 50 percent; however, overall bonus density potential shall be no greater than a percentage equal to the percentage of the PRUD’s total area preserved as open space. The proposal dedicates 32 acres of open space which is 56% of the adjusted gross acreage; therefore qualifying for up to the 50 percent bonus density. The proposal includes a trail system that is open to the public that will be surrounded by botanical gardens. The applicant is requesting that the county award an overall 50 percent bonus density based on an accumulation of the following:

- An approved roadway landscape and design plan that includes, but is not necessarily limited to, vehicle and pedestrian circulation, lighting, and street trees of an appropriate species, size of at least a two-inch caliper, and quantity of not less than eight trees for every 100 feet of road length, up to 20 percent bonus density may be granted.
- For each five percent increment of open space preserved over 50 percent: a five percent bonus density shall be granted up to the total bonus density allowed.

- If a PRUD provides common area that offers easily accessible amenities such as trails, parks, or community gardens, that are open for use by the general public, up to a 15 percent bonus density may be granted.
- If a PRUD preserves an agricultural parcel with an agriculturally based open space preservation plan approved by the planning commission and records an agricultural preservation easement on the parcel, a bonus density may be approved as follows:
 - For a parcel containing at least 20 acres but fewer than 30 acres, up to a 20 percent bonus density may be granted.

With the 50 percent bonus density, the applicant will be able to add an additional 31 units to the 63 base units for an overall density of 94 units.

Design Review: The proposed conditional use mandates a design review as outlined in the LUC §108-1 to ensure that the general layout and appearance of the development shall not impair the orderly and harmonious development of the neighborhood nor impair investment in and occupation of the neighborhood. As part of this review, the County Commission shall consider the relevant standards for the proposed conditional use and impose conditions to mitigate deficiencies where the plan is found deficient. The standards for consideration are as follows:

- 1) *Considerations relating to traffic safety and traffic congestion.* The proposal includes access from the existing County road identified as 900 South. Sidewalk, curb and gutter will be installed along 900 South and 4300 West to provide safe pedestrian walk ways. Due to the canal located along the northern boundary of the property, an additional road is not being required to be stubbed at this time; however, staff would like the proposed pathway to stub to the northern property per LUC §106-2-3(a) which states:

“Blocks over 800 feet in length may, at the discretion of the planning commission, be provided with a dedicated walkway through the block at approximately the center of the block. Such walkway shall be not less than six feet in width.”

The Planning Division would like a road stubbed to the northern property line in a way to continue connectivity with 4450 West and a road stubbed to the eastern property line between Lot 7 & 8, an additional condition of approval has been added to the conditions of approval outlined in this report under the additional staff’s recommendations.

The applicant has received conditional use permit approval from the Weber Fire District and the Weber County Engineering Division for the proposed development. The applicant will need to adhere to the requirements of the both agencies during the subdivision process.

Parking: Reflections Park is a private park that is surrounded by residential building lots and is considered an open space amenity to the community within the Terakee Village PRUD. The park is within walking distance of the majority of the development. Parking has not been provided for the park; however, according to LUC §108-8-5 *“The Planning Commission may adjust parking standards if it is determined that unusual or unique circumstances or conditions relating to the operational characteristics of the use exist in a manner or to such a degree that such adjustment is equitable and warranted.”* Parking for the park may not be necessary due to the park being more of a “neighborhood park” instead of a community park; however, measures may need to be addressed to ensure that parking along the County roads for the use of these amenities is discouraged.

The trail system that is located within the open space will be open to the public and will be landscaped with botanical gardens along the pathway. A complete landscape plan for the non-agricultural parcels and trail system shall be submitted with the preliminary subdivision for review and approval.

The applicant is proposing as part of the PRUD that all housing units within the development will be able to be used in whole or in part (such as lockout sleeping rooms) for nightly and/or monthly rentals. This is an option that is allowed in PRUD’s and if granted must be noted on the final subdivision plat. The Western Weber Planning Commission recommended eliminating this option for nightly rentals and lockout sleeping rooms as part of the development. This recommendation was agreed upon by the applicant.

As part of the PRUD proposal, the applicant has also requested to have the ability to locate 11 “Accessory Dwelling Units” (ADU’s) or “Carriage Houses” on Lots 1-7 and 9-24. During the

preliminary subdivision process staff will ensure adequate lot area for the primary dwelling and for the ADU as well as the additional parking that will be required for the ADU.

The applicant would also like to utilize “Agri-tourism” as part of the farming operations of Terakee Village PRUD proposal. The applicant will need to submit a separate conditional use permit providing detailed plans and requirements per LUC §108-21 for the applicable farm designation if the “Agri-tourism” is approved as part of the Terakee Village.

The Planning Commission may impose a condition that there be additional parking areas to ensure that on street parking does not create hazardous traffic conditions and congestion as a condition of approval if deemed necessary.

2) *Considerations relating to outdoor advertising.* The applicant has provided details for the ground entrance monument for Terakee Village including the proposed planting material table (see Exhibit F). The building materials for the entry sign will be weather resistant steel and wood based products. The applicant has not proposed any additional signage or outdoor advertising as part of the application. If the applicant would like to have any signage within the development, a signage plan will need to be submitted for review and approval prior to installation of any signage outside of the typical required traffic signs.

Lighting: The LUC does not regulate residential lighting; however, the applicant is currently pursuing certification with the International Dark Sky Organization for lighting and environmental preservation; therefore, lighting within this development is being proposed to be night sky compliant. Additional decorative street lighting design will be made part of the preliminary subdivision submittal for review and approval.

3) *Considerations relating to landscaping, screening and buffering.* The applicant has, on a conceptual level, addressed the areas in the development that will be landscaped. Staff feels that the landscaping, screening and buffering requirements of the Design Review as outlined in LUC §108-1-4(3) by implementing an approved roadway landscape and design plan that includes, but is not necessarily limited to, vehicle and pedestrian circulation, lighting, and street trees of an appropriate species, size of at least a two-inch caliper, and quantity of not less than eight trees for every 100 feet of road length. Additional landscaping plans will be included in the preliminary and final subdivision design for the Reflections Park and open space areas and will be guaranteed with a financial guarantee upon recordation of the final subdivision plat.

4) *Considerations relating to buildings and site layout.* The development will be done in multiple phases. Phase I will include building lots 1 – 10; 29 – 33; 44 – 49; 60 – 65; 76 – 77; the Assisted Senior Living center, and the Reflection Park. Phase II will include building lots 11 – 20; 66 – 75; 78 – 82, and the Terakee Village Community Center. Phase III will include building lots 21 – 28; 34 – 43; 50 – 59. Phase IV will include the Charter/Private School of Agricultural Technology. The agricultural parcels labeled “Terakee Farm” will be developed under the “Agri-tourism” ordinance and will be reviewed under the standards outlined in LUC §108-21. The individual lot layout has been reviewed against the design criteria of the current zoning in the LUC §104-5 and the Design Review in the LUC §108-1. The lot sizes in the PRUD will vary from 0.26 acre lots to 0.51 acre lots.

The applicant has based the design of Terakee Village after a well-known agro-community in Gilbert, Arizona known as “Agritopia”. The applicant has provided pictures of the desired architectural design and standards for the homes in Agritopia and the existing barn (see Exhibit G). The building materials for the single family houses will be primarily wood-framed with brick, stone, stucco and/or pre-painted engineered wood products. The barn has already been constructed on this site and meets the standards for a single family dwelling. The use of the structure will be changed from a single family dwelling and will be operated as a community center as an amenity to the development.



Additional structures will be part of the future “Agri-tourism” design and will be reviewed at that point in the process.

Common Area/Open Space: The general requirements for a PRUD identify the need to preserve common open space. The applicant is proposing to preserve approximately 32.3 acres of agricultural property. The proposed layouts identify the agricultural parcels in a light green color and are labeled as “Terakee Farm”. These areas will be used for “Agri-tourism” operations and further site layout and uses will be evaluated with a separate conditional use permit. The applicant will need to provide with the preliminary subdivision plan an agricultural preservation plan for approval by the planning commission and record an agricultural preservation easement on the parcels during the final subdivision phase. A note will need to be placed on the final subdivision plat notifying residents in the development that “Agri-tourism” is an approved use on the agricultural parcel.

The proposal also includes the Reflections Park. This area will be required to be dedicated upon recording in accordance with the following:

Complying with the provisions of the Community Association Act, U.C.A. 1953, § 57-8a-1 et seq., as amended, which provides for the payment of common expenses for the upkeep of common areas and facilities.

Any CC&R’s will need to comply with the provisions of the Community Association Act, U.C.A 1953, §57-8a-1 et seq. per LUC §108-5-6(d)(3) for the preservation, maintenance and ownership of the common area. Prior to receiving final approval of the subdivisions, the applicant will need to provide to the County a copy of the proposed CC&R’s for review as well as a cash escrow to be held by Weber County for the proposed improvements including the amenities in the common and open space areas. The dedication language on the final plat will need to include language to grant ownership of the common area to the appropriate owner.

5) *Considerations relating to utility easements, drainage, and other engineering questions.* During the preliminary and final subdivision process, the applicant will be required to provide civil engineered drawings that identify the existing and proposed topography, contour lines, utilities, easements and drainages. The conceptual plans appear to provide adequate setbacks for the yard; however further evaluation will take place during the preliminary plan review. The applicant will need to adhere to all conditions of the Engineering Division including but not limited to easements and utilities to and through the property, site improvements and storm water drainage.

6) *Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval.* The proposed site does not have any type of development agreement associated with the property; therefore considerations pertaining to this portion of the code are not applicable at this time.

Review Agencies: Due to the conceptual nature of the proposal, the Weber County Surveyor's Office has not reviewed the proposal. The Weber Fire District and Engineering Division have reviewed the proposal and have approved the conditional use request. A condition of approval has been made part of the Planning Commission's recommendations to ensure that any conditions of the applicable reviewing agencies are strictly adhered to.

Public Notice: Public notice is not required for conditional use applications; however a courtesy notice has been mailed to all property owners of record within 500 feet of the subject property regarding the proposal.

Summary of County Commission Considerations

- Does this proposal comply with the applicable PRUD ordinance?
- In considering the proposed planned residential unit development, the County Commission shall review and consider the following, as applicable:
 - *The architectural design of buildings and their relationship on the site and development beyond the boundaries of the proposal.*
 - *Which streets shall be public and which shall be private; the entrances and exits to the development and the provisions for internal and external traffic circulation and off-street parking.*
 - *The landscaping and screening as related to the proposed uses within the development and their integration into the surrounding area.*
 - *Lighting and the size, location, design, and quality of signs.*
 - *The residential density of the proposed development and its distribution as compared with the residential density of the surrounding lands, either existing or as indicated on the zoning map or general plan proposals of the county as being a desirable future residential density.*
 - *Will the proposed "Agri-tourism" as part of the PRUD be an acceptable amenity to the development?*
 - *The demonstrated ability of the applicant to financially carry out the proposed project under total or phase development proposals within the time limit established.*

Western Weber Planning Commission Recommendation

Western Weber Planning Commission recommends approval of the request for a conditional use request for Terakee Village, a Planned Residential Unit Development consisting of 92 residential units, one lot for an assisted living center, and one lot for the Private/Charter school for a total of 94 units. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A "Side, facing street corner lot: 20 feet" setback standard shall be added to the final subdivision plats for review and approval.
2. The 11 lots that will have accessory dwelling units will be identified as a note on the preliminary and final subdivision plat to ensure adequate notice is provided for future property owners.
3. A pathway stubbed to the northern property will be provided with a dedicated walkway through the block at approximately the center of the block. Such walkway shall be not less than six feet in width.
4. A complete landscape plan for the non-agricultural parcels, Reflections Park and the trail system shall be submitted with the preliminary subdivision plans for review and approval.
5. A decorative street lighting and street tree design will be submitted with the preliminary subdivision for review and approval.
6. A note will be added to the preliminary and final subdivision plat stating that if an accessory dwelling unit will be utilized for monthly rentals only when the primary residence will be owner occupied.
7. A Design Review will need to be approved prior to the construction of the Assisted Living Center and the Private/Charter School.
8. A conditional use permit will need to be approved prior to any Agri-tourism activities on the agricultural parcels.
9. A note will need to be placed on the final subdivision plat notifying residents in the development that "Agri-tourism" is an approved use on the agricultural lots.

10. Sidewalk, curb and gutter will be installed along the applicant's frontage of 900 South 4300 West and 4700 West as part of the development in order to provide safety for pedestrians along 900 South 4300 West and 4700 West.
11. Coordination with the Weber County Surveyor's Office to ensure monument preservation if a roundabout is constructed at the intersection of 4300 West and 900 South.
12. Nightly rentals and lockout sleeping rooms shall not be considered an allowed use within Terakee Village PRUD and will be eliminated from the proposal.
13. The owner of Terakee Village PRUD will guarantee that irrigation water will consistently flow to the property owners residing to the south of the proposed subdivision.

This recommendation is based on the following findings:

1. The proposed PRUD conforms to the West Central Weber County General Plan.
2. The PRUD is intended to allow for diversification in the relationship of various uses and structures to their sites and to permit more flexibility of such sites and to encourage new and imaginative concepts in the design of neighborhood and housing projects in urbanizing areas.
3. The building uses, locations, lot area, width, yard, height and coverage regulations proposed are acceptable as shown on the conceptual drawings.
4. Up to a 50 percent bonus density may be granted based on the following:
 - a. An approved roadway landscape and design plan that includes, but is not necessarily limited to, vehicle and pedestrian circulation, lighting, and street trees of an appropriate species, size of at least a two-inch caliper, and quantity of not less than eight trees for every 100 feet of road length, up to 20 percent bonus density may be granted.
 - b. For each five percent increment of open space preserved over 50 percent: a five percent bonus density shall be granted up to the total bonus density allowed.
 - c. If a PRUD provides common area that offers easily accessible amenities such as trails, parks, or community gardens, that are open for use by the general public, up to a 15 percent bonus density may be granted.
 - d. If a PRUD preserves an agricultural parcel with an agriculturally based open space preservation plan approved by the planning commission and records an agricultural preservation easement on the parcel, a bonus density may be approved as follows:
 - i. For a parcel containing at least 20 acres but fewer than 30 acres, up to a 20 percent bonus density may be granted.
5. Agri-tourism is a valuable amenity to the PRUD.
6. The proposal will not be detrimental to the public health, safety, or welfare.
7. The proposal will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Additional Staff Recommendations

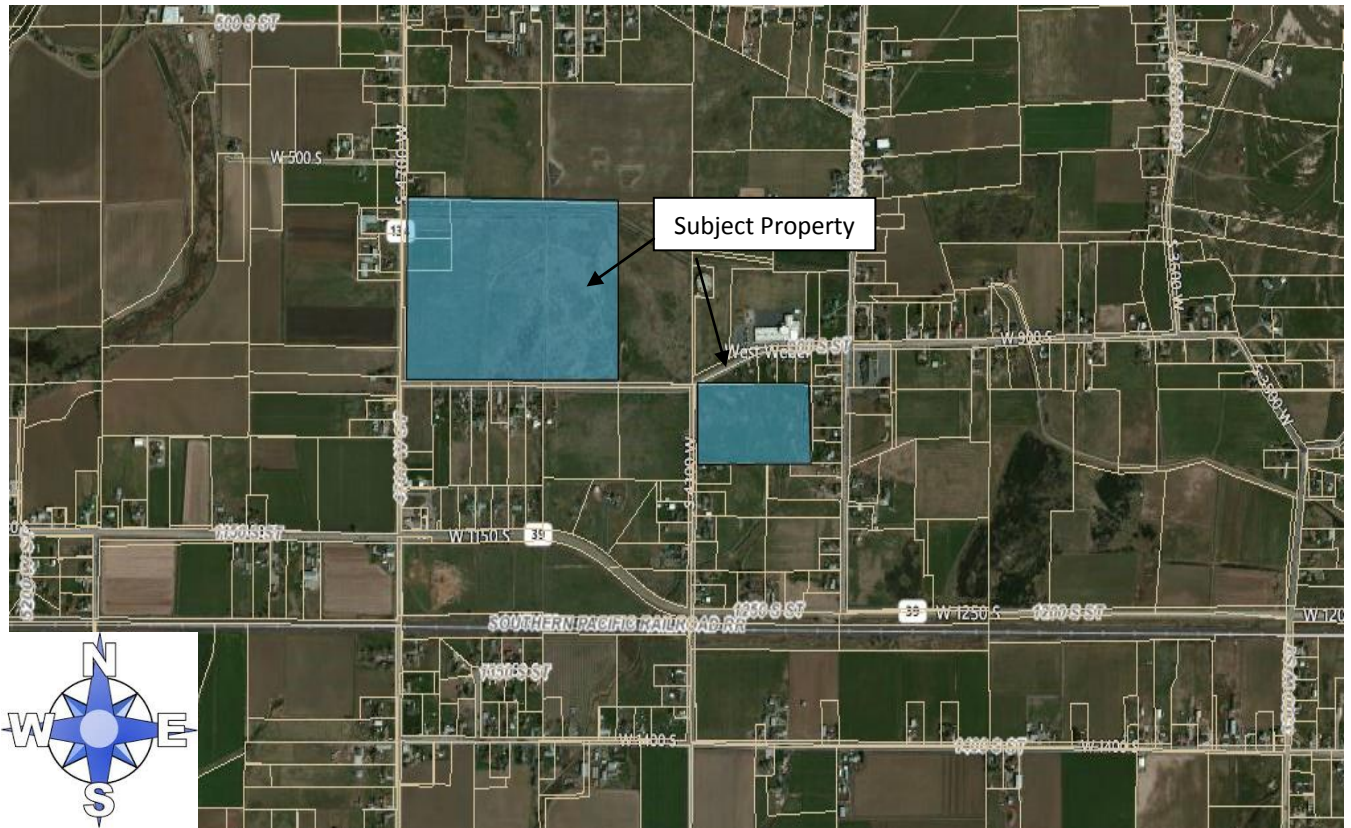
In addition to the Western Weber Planning Commission recommendations of approval, the Planning Division recommends the additional conditions of approval:

1. A road stubbed to the northern property line in a way to continue connectivity with 4450 West and a road stubbed to the eastern property line near Lot 4.
2. Access to the head gates along the Hooper Canal are preserved and protected in a way to ensure irrigation access to the property owners located to the north of the development.

Exhibits

- A. Project Narrative
- B. Terakee Village PRUD Conceptual Plan
- C. Proposed Architectural Housing Renderings
- D. Proposed Lot Layout & Setbacks
- E. Feasibility Letters
- F. Entrance Monument and Planting Legend
- G. Architectural Photos of Proposed Development

Location Map



Terakee Village®

Planned Residential Unit Development (PRUD)

Conditional Use Permit Application

Date Submitted: January 17, 2017

Project Narrative –

1) Project Name:

Terakee Village PRUD

2) Applicant Information:

Brad Blanch
1060 East 3400 North
North Ogden, Utah 84414
(801) 668-8565
bradblanch@gmail.com

3) Project Engineer:

Great Basin Engineering
Andy Hubbard
5746 South 1475 East
Ogden, Utah 84403

- 4) Project Narrative: Terakee Village is a PRUD located in West Weber, Utah at approximately 900 South and 4700 West. Terakee Village is designed around the concept of “Get to Know Your Neighbor” and is intended to create a family friendly, multi-generational environment. The project area consists of approximately 72 acres that are currently in the Agricultural Zone (A1) of Western Weber County. The net developable area is approximately 57.6 acres, after excluding acreage for roads and the Charter/Private School of Agricultural Technology. Terakee Village includes approximately 32.3 acres of open space, 81 building lots ranging in size from 11,500 square feet to approximately 22,215.6 square feet with 11 of the 81 lots identified as having the ability to locate an accessory dwelling unit or “Carriage House” , a private Reflection Park, and Terakee Farm agricultural acreage for future “Agri-tourism” operations. Terakee

Exhibit A-Project Narrative

Village will have an Agricultural Based Open Space Preservation Plan and a recorded easement consistent with Section 108-5-5 (2) (h) of the County's Planned Residential Unit Development Ordinance.

Detailed Vicinity Map –

- ✓ A Detailed Vicinity Map is attached to this application showing the project name, a north arrow, significant natural and man-made features, and the project site.

Overall Development Plan (Site Plan Proposal) –

- ✓ A detailed Overall Development Plan is attached to this application, showing the project name, a north arrow and scale, existing zoning (A1), total acreage, the location of existing and proposed roads and driveways, the location of proposed building lots, parks, buildings, trails, and topographical details of the project area with flood-plain boundaries.
- ✓ **Project Phases:** Phase I will include building lots 1 – 10; 29 – 33; 44 – 49; 60 – 65; 76 – 77; the Assisted Senior Living center, and the Reflection Park. Phase II will include building lots 11 – 20; 66 – 75; 78 – 82, and the Terakee Village Community Center. Phase III will include building lots 21 – 28; 34 – 43; 50 – 59. Phase IV will include the Charter/Private School of Agricultural Technology and the remaining agricultural 5.364 Terakee Farm lot.

Feasibility Letters –

- ✓ Central Weber Sanitary Sewer (attached)
- ✓ Taylor West Weber Water (attached)

Basis for Issuance of Conditional Use Permit –

- To maintain an agriculturally based, multi-generational family friendly environment, Terakee Village was designed utilizing Weber County's newly revised PRUD ordinance.
- The use of Weber County's current Cluster Subdivision Ordinance would have required the developer to have housing clusters of approximately 20 units with a minimum of 70-foot wide open space strips of land around each housing cluster. This would have made the development unsuitable for agricultural use and would detract from the community environment.

Exhibit A-Project Narrative

- Terakee Village is a thoughtfully planned residential community that maintains an agricultural environment with desirable amenities and residential lots for community members.
- Terakee Village will be compatible with, and complimentary to, the surrounding agricultural nature of the area.
- Terakee Village will comply with all regulations and requirements outlined in Weber County's PRUD ordinance for such use, and is fully consistent with the General Plan for Weber County.
- The proposed PRUD development will maintain the current ecology and general use of the property, and will allow Western Weber County to maintain significant open space for the benefit of community members.
- Building materials used within Terakee Village for building structures will be in accordance to Weber County building standards. Structures, including houses, will be primarily wood-framed with brick, stone, stucco and/or pre-painted engineered wood products. The Indoor Riding Arena will be a steel beam structure.
- All roads and utilities will be designed and built according to Utah Department of Transportation (UDOT) and Weber County standards.
- Terakee Village is pursuing certification with the International Dark Sky Organization for lighting and environmental preservation.
- Entry signage will be made out of weather resistant steel and wood based products.
- A detailed landscaping plan will be included with preliminary and final engineering designs by a Certified Landscape Architect.
- Terakee Village will have a secondary water system, designed to sprinkle irrigate all homes, parks, and farming areas (no flood irrigation).
- The residential area is modeled after Agritopia in Gilbert, Arizona, but will be modified to meet building codes, standards, and preferences to the Northern Utah environment.
- Detailed Conditions, Covenants and Restrictions (CCRs) will be recorded with the final approval of the Terakee Village PRUD.
- The Community Center at Terakee Farm will be available to the residents of Terakee Village on a first priority basis and to non-residents second.

Exhibit A-Project Narrative

- The Farmer's Market at Terakee Farm will be available for residents at Terakee Village. Residents of Terakee Village will have access to Community Supported Agriculture (CSA) produce on a priority basis.
- All housing units within Terakee Village, in whole or in part, can be used as sleeping rooms (including lockout sleeping rooms) for nightly and/or monthly rentals.
- Agri-tourism will be an added amenity in Terakee Village to maintain an "in use farm operation". Additional documentation will be provided within Terakee Village's Covenants, Controls and Restrictions recorded with plat final approval documentation.

Agricultural Based Open Space Preservation Plan –

- The Reflection Park, identified on the Overall Development Plan submitted with this application, will be owned and operated by lot owners and a Home Owner's Association, consisting of residents of the development. The Reflection Park will be landscaped with grass, meandering sidewalks, shrubs and trees approved by the Architectural Committee. It will be maintained through contracts with the owner(s) of Terakee Farm. It is anticipated that there will be no Home Owner's Association fees or dues for maintenance of The Reflection Park.
- Common and privately owned open space will be permanently preserved in a manner that is consistent with Weber County standards and requirements.
- The applicant, after receiving an approval for the PRUD and prior to recording or as part of recording the final subdivision plat, shall grant and convey to the County, to each lot owner, and to the Home Owner's Association, an open space easement over all areas dedicated as common area or individually owned preservation parcels.

Water and Waste Water Plans –

- All building lots will be irrigated with a pressurized system, which will be submitted along with preliminary and final engineering drawings. There are Hooper Irrigation Company water shares that will cover this entire project. The developer is working closely with the State of Utah on the design of the privately owned water district that will manage secondary water systems.

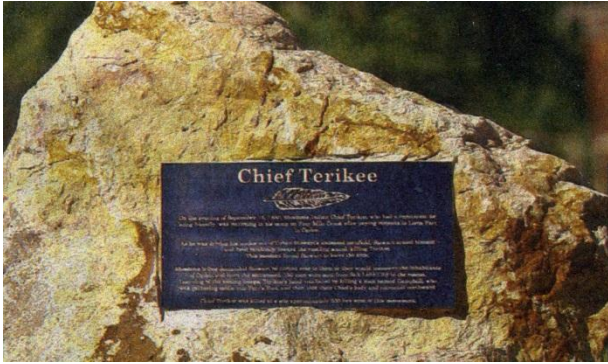
Exhibit A-Project Narrative

- The Central Weber Sanitary Sewer District will provide sewer services throughout Terakee Village. The attached feasibility letter is attached to this application. The sanitary sewer line will be run across 900 South, a public road in Weber County, to the development site. Great Basin Engineering will provide detailed sewer line depths and any potential lift stations that may be required with preliminary and final engineering drawings and designs.
- Culinary water services will be provided by Taylor West Weber Water. The feasibility letter is attached with this application.
- **Architectural, Landscaping and Lighting Standards –**
- Terakee Village will maintain Master, Architectural and Community Committees to ensure consistency and compliance to design standards and rules to the benefit of residents and owners. Rules and membership details will be provided and recorded within Terakee Village's Covenants, Conditions and Restrictions at final approval.
- All Lots shall be used, improved, and devoted to residential use and as otherwise permitted. Each Dwelling Unit construction on the Real Property may be occupied only by a single family.
- The architectural design of all dwelling units and other improvements constructed within the Project shall not be of such a sharply contrasting nature so as to make the dwelling unit and other improvements look unusual or incompatible with the other existing or contemplated dwelling units or other improvements.
- Any Principal Dwelling Unit erected, permitted, or maintained on any lot shall have a minimum livable square footage, excluding garages, porches, guest houses, and patios of fourteen hundred square feet. Any Cottage Dwelling Unity erected, permitted or maintained on any lot that is not attached to or part of a garage shall have a minimum livable square footage of 400 square feet.
- All roofing material used on pitched or sloping roofs shall be the same as that used in the original construction of the dwelling units within the project, unless otherwise authorized and approved in writing by the Architectural Committee. Rolled roofing material may be used on non-air-conditioned patio covers attached to the home when approved in writing by the Architectural Committee.
- All perimeter fences or boundary fences, gates, and garden walls shall be constructed of the same materials as used in the original construction of the perimeter fences, boundary fences, gates, garden

Exhibit A-Project Narrative

walls and dwelling units within the Project. Accent panels or decorative trim may be used with prior written approval and authorization from the Architectural Committee.

- With the exception of planting and landscaping installed by the Declarant, planting and landscaping in an area maintained by the Association, and planting and landscaping that is not visible from the street, no planting or landscaping shall be done and no fence, hedges, or walls shall be erected or maintained on any lot without the prior written approval of the Architectural Committee.
- Within 120 days of occupancy each lot owner shall install plants and other landscaping improvements with a sprinkle or drip system that is sufficient to adequately water the plants and other landscaping in the front and side yards. All shrubs, trees, and other plants of any kind in the front yard and side yard of the lot must be selected from a list approved by the Architectural Committee. All landscaping on a lot and in common areas shall be maintained in accordance with the approved landscaping plans for the project and good landscaping maintenance practices.
- No spotlights, floodlights, or other high-intensity lighting shall be placed or utilized upon any lot, which in any manner will allow light to be directed or reflected on any other lot, except as may be expressly permitted by the Association Rules or the Architectural Rules.
- Terakee Village will work with the International Dark Sky Organization to maintain the wildlife and ecological environment for the benefit of the community.



Terakee Village®

In the early nineteenth century, Chief Terikee and the Shoshone people lived along the Weber River near modern day West Weber, Utah. Prior to being settled by pioneers from the eastern United States, this land is where the native people hunted, gathered and farmed for survival.

In the 1850s, members of the Blanch family traveled from Europe to help settle the western frontier in Utah. The family obtained property in West Weber, along the lower Weber River, through the first federal land grants given in the area.

Terakee Village recognizes the spirit of Chief Terikee, the Shoshone people, and the settlers who lived on and preserved this land. We have named this community after Chief Terikee, while adding an “A” in place of the “I” to also reference the Latin word for earth, terra.

Terakee Village is made up of 60 acres and is a sister community to the nearby agri-community development, Terakee Farm. By offering smaller lots and varied dwelling options at Terakee Village, we will provide additional living options for individuals in Weber County who would like to live near, but not in the agro-community, Terakee Farm. Terakee Village will also feature an assisted senior living facility, allowing entire families to live in close proximity to one another regardless of what stage of life they are in.

In an effort to accommodate individuals from all stages of life, Terakee Village will feature smaller lot sizes, townhomes and amenities, such as a market and an emergency care center. A reflection park and ample open green spaces will also be available to residents, while allowing them to live in close proximity to the organic farm and open walking trails that are open to the community at Terakee Farm.

Open green community spaces, convenient amenities and a variety of home styles and lot sizes will contribute to bringing diversity to the area, and promote a connection between neighbors and members of the surrounding area. With all of these offerings, Terakee Village will also continue to promote the vision that we have for Terakee Farm of bridging the gap between West Weber’s agrarian past and the conveniences of modern lifestyles that people seek today.

Exhibit B-Terakee Farm PRUD Conceptual Plans

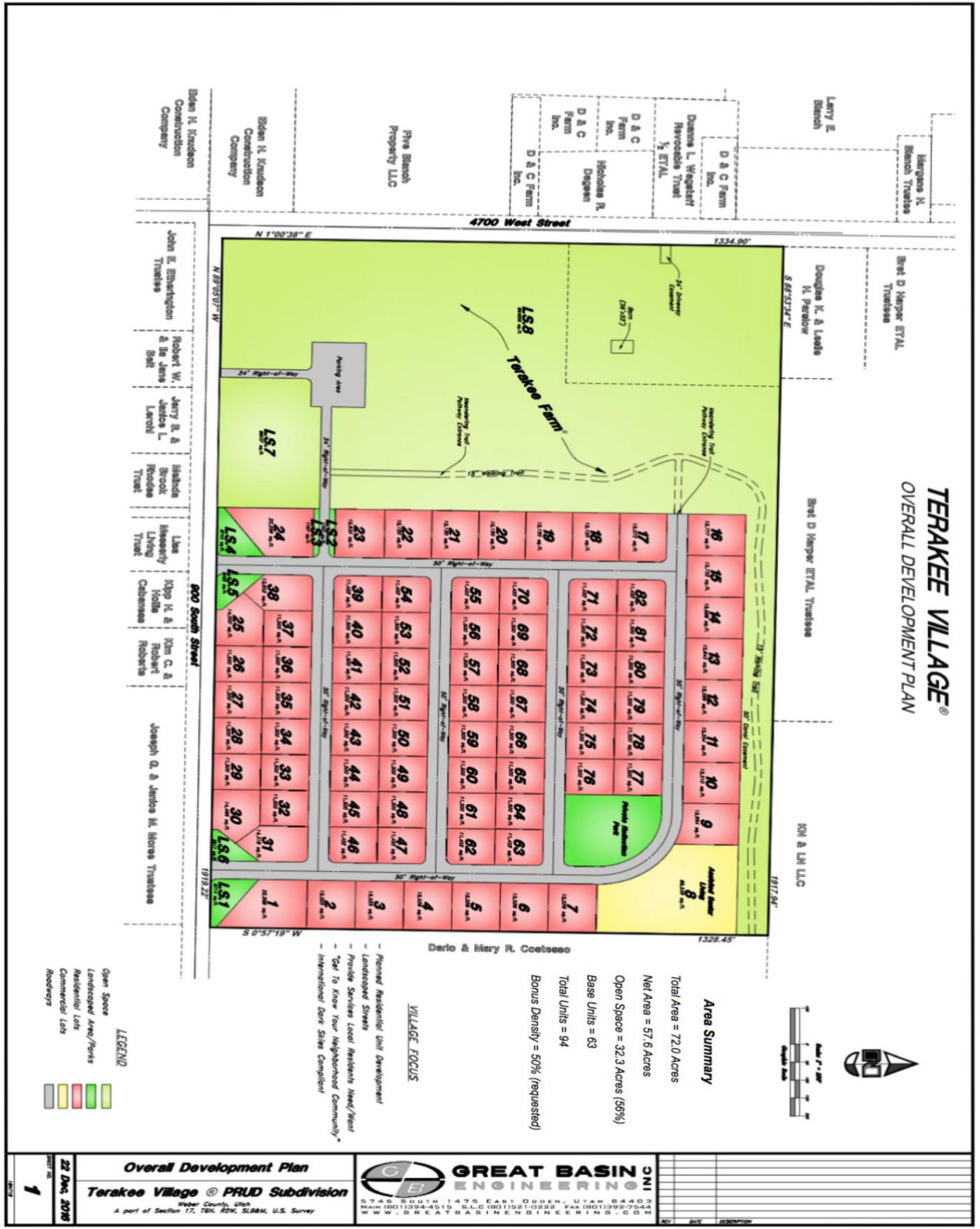
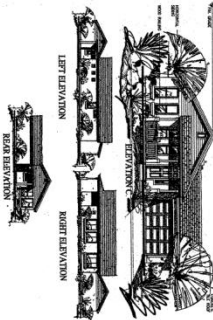
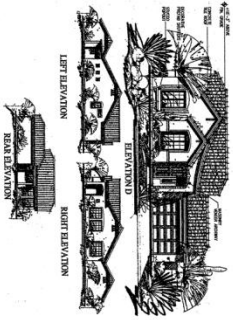
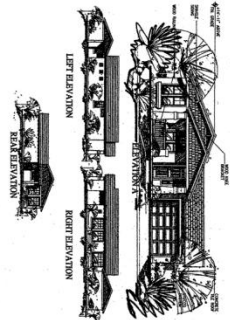
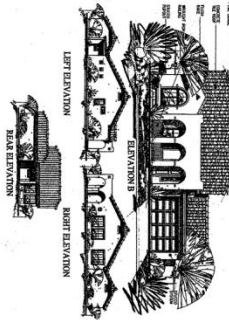


Exhibit C-Housing Options

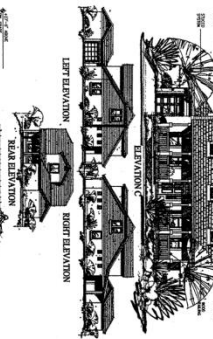
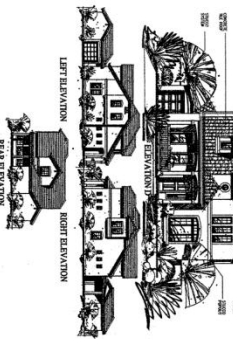
PLAN A



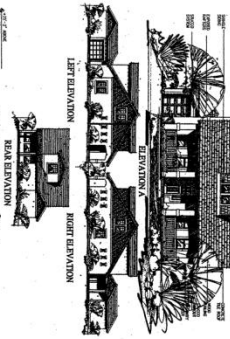
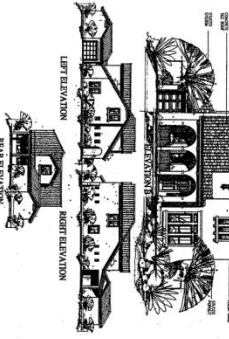
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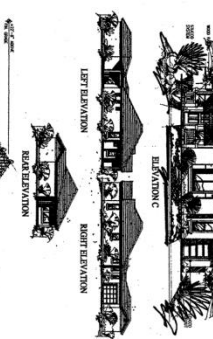
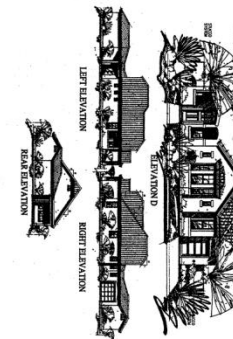
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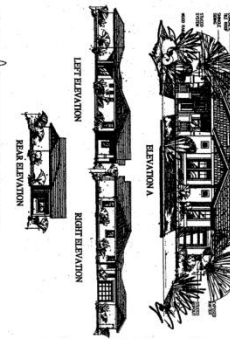
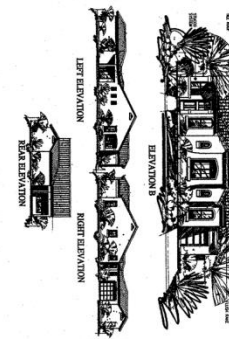
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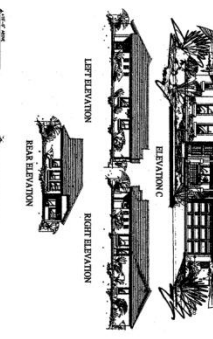
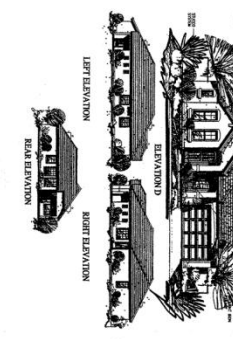
PLAN C



PLAN C



PLAN D



PLAN D

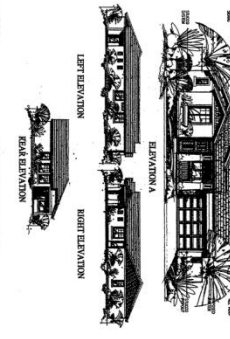
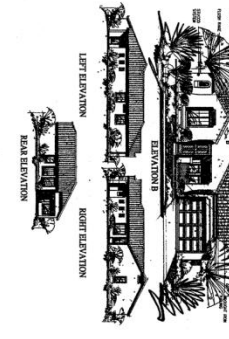
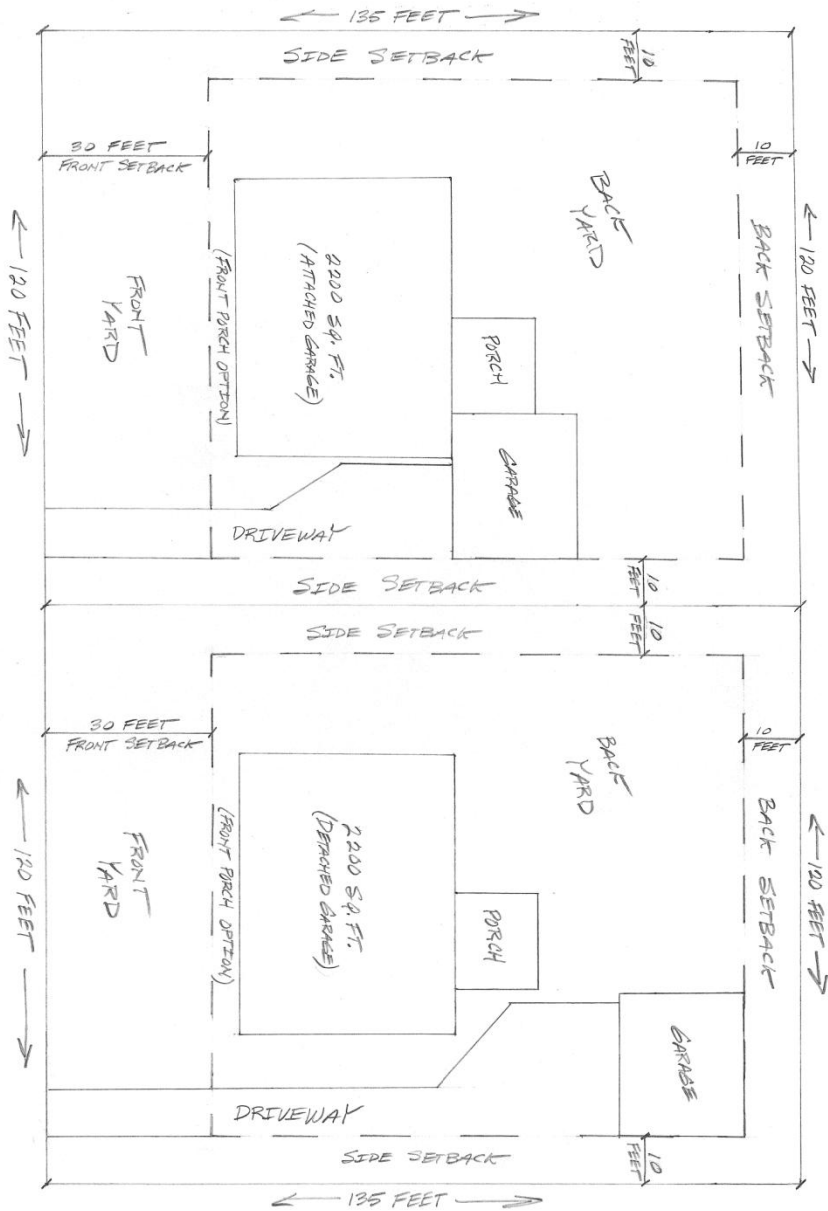


Exhibit D-Lot Standards



TRAKEE VILLAGE®
 SCALE 1" = 10'
 SETBACK DRAILINGS



Central Weber Sewer Improvement District

November 3, 2016

Brad Blanch
Email: bradblanch@gmail.com

Reference: Proposed Terakee Village Subdivision
Will Serve Letter

We have been asked review the possibility of providing sanitary sewer service for a proposed 82 Lot Terakee Village Subdivision at approximately 4700 West and 900 North. Central Weber Sewer Improvement District can accept the sanitary sewer discharge from this location. We add the following conditions that must be met prior to any connections being made.

1. The nearest Central Weber sanitary sewer line is located in the intersection of 4100 West and 900 South. The sewer line serving the West Weber Elementary School is not owned by Central Weber. Either the School District or Weber County has ownership of that line and permission to connect to that line would need to be obtained from them.
2. The entire parcel of property to be served will need to be annexed into the Central Weber Sewer Improvement District (District) prior to any connection and prior to the selling of lots. An annexation petition is available from the District's Office.
3. The District must be notified for inspection at any time connections are being made to the District's sanitary sewer lines. The District will NOT install, own and/or maintain any of the sanitary sewer lines being extended to serve this property.
4. The plans and details for the sanitary sewer connection into the District's collection system must be submitted to the District for review and approval. The District does not take the responsibility for the design of the collection system for the subdivision.
5. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction.. Central Weber's Wastewater Control Rules and Regulations state:

Brad Blanch
November 3, 2016
Page -2-

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allowed to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

6. Impact Fees must be paid prior to any connection to the sanitary sewer.

If you have further questions or need additional information please do not hesitate to contact us.

Sincerely,

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT



Lance L. Wood, P. E.
General Manager

cc: Brad Blanch

TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

2815 WEST 3300 SOUTH
WEST HAVEN, UTAH 84401

November 8, 2016

Weber County Planning Commission
2380 Washington Boulevard
Ogden, Utah 84401

To Whom It May Concern:


This is to inform you that ***preliminary*** approval has been given to provide culinary water only for Terakee Village Subdivision for 82 lots at the approximate address of 900 South 4700 West in West Weber, Utah.

Requirements:

- *Water rights fee = Cost will be determined at the time of approval and must be paid before starting any construction
- *Secondary water = Must provide a pressurized secondary water system
- *Plan review fee of \$25 per lot will need to be paid when plans are submitted.

Sincerely,

TAYLOR WEST WEBER WATER IMP. DIST.

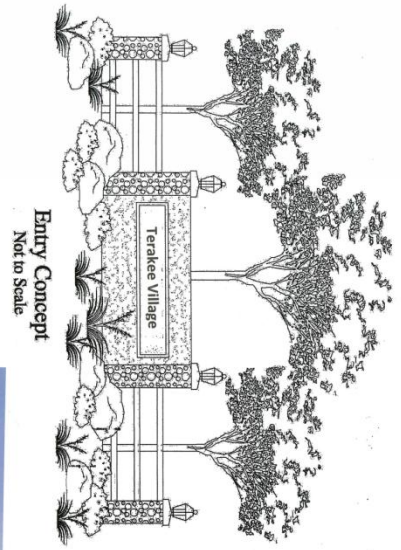


Val Surrage - Manager

VS/sph

Expires 05/8/16

Exhibit F-Entrance Monument & Landscaping Details



Entry Concept
Not to Scale



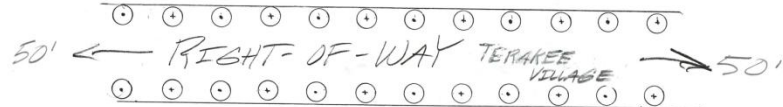
Plant Table

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
64	○	Acer freemanii 'Jefferson'	Autumn Blaze Maple	2" cal.
47	○	Quercus tinus 'New Shadowcrest'	Shadblow Oak	2" cal.
38	○	Prunus cerasifera 'Thundercloud'	Thundercloud Plum	2" cal.
27	○	Prunus serrulata 'Kanzan'	Kanzan Cherry	2" cal.
25	○	Pyrus ussuriensis 'Bradford'	Bradford Flowering Pear	2" cal.

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
6	○	Taxus nigra 'Thurber'	Burr Magnolia Tree	3 gal.
6	○	Syringa alba 'Maire'	White Lilac	3 gal.

QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE
2	○	Colobryopsis 'Kent Fernstar'	Kent Fernstar Grass	1 gal.
2	○	Lavandula 'Sib'	Lavender	1 gal.

Decorative Boulders at Entry
Existing Trees - keep as many existing trees as possible
NOTE: Irrigation to be designed by owner's licensed landscape contractor.



The International Dark Sky Places conservation program recognizes and promotes excellent stewardship of the night sky.

The award-winning Dark Sky Places Program was started by IDA in 2001 to encourage responsible lighting policies and practices and protect dark skies through responsible lighting policies and practices.

The Dark Sky Places program offers five types of designations:

- 1 International Dark Sky Community
- 2 Community Dark Sky
- 3 International Dark Sky Park
- 4 Parks are publicly- or privately-owned spaces protected for natural darkness and dark sky viewing.
- 5 International Dark Sky Reserves
- 6 Reserves consist of a dark 'core' zone surrounded by a populated 'buffer' zone where policy controls are enacted to protect the darkness of the core.
- 7 International Dark Sky Sanctuaries
- 8 Sanctuaries are the most remote (and often darkest) places in the world where the night sky is visible.
- 9 Dark Sky Development
- 10 Dark Sky Development is a designation for buildings and communities whose planning actively promotes a more natural night sky but does not qualify them for the International Dark Sky Community designation.

How are Dark Sky Places designated?

IDA has a rigorous application process requiring applicants to demonstrate robust community support for dark sky protection and document designation-specific program requirements. Applications are reviewed bi-monthly by an IDA standing committee composed of dark sky experts and previously successful program designations. Designations are awarded to communities that demonstrate their commitment to dark sky preservation through media relations, member communications, and social media. A community must also demonstrate a commitment to dark sky preservation through increased tourism and local economic activity.

TERAKEE VILLAGE® - ENTRY & RIGHT-OF-WAY LANDSCAPE PLAN. LIGHTING TO CONFORM TO WEBBER COUNTY STANDARDS W/ INTERNATIONAL DARK SKY DESIGNATION.

Exhibit F-Entrance Monument & Landscaping Details



Exhibit G-Architectural Pictures



Exhibit G-Architectural Pictures for Assisted Living Center



Exhibit G-Architectural Pictures for Charter School

