

Terakee Village Phase 1 PRUD Comment Responses

Planning Department Review

1. Please provide an engineered secondary water system designed by Great Basin that can be reviewed and approved by the Weber County Engineering Dept and the Hooper Irrigation Company.
 - a. *The Developer is working with Hooper Irrigation Company (HIC) to connect the development the existing waterline approximately 7,900 away and we have designed the secondary water system to reflect this change, It is our understanding that Hopper Irrigation Company already has the design of this completed and we will coordinate with them on connections.*
2. Adequate secondary water shares have not been provided to the County in the form of certificates or shares to date for the secondary water system. Please provide
 - a. *HIC is the secondary water provider, the Developer is working with them on Water Shares. The County should not be requesting this unless they are planning on passing the shares over to HIC.*
3. Please provide a detailed landscape and irrigation plan from Great Basin for all open space Lots A, B C and D identified on the plat per conditions that were deferred from the CUP process to the final subdivision point per LUC §108-1-4(3) as follows: *(See Landscape and Irrigation Plans)*
 - a) The location, height, and materials of walls, fences, hedges, and screen plantings to ensure harmony with adjacent development, or to conceal storage areas, utility installations, or other unsightly development.
 - b) The planting of ground cover or other surfacing, such as bark or colored/natural gravel, as described in subsection (3)g of this section, to prevent dust and erosion and provide a visual break from the monotony of building materials, concrete and asphalt.
 - c) A minimum landscape space of ten percent of the project area shall be provided with consideration of drought resistant and water conserving landscape materials, or as required by the Ogden Valley Architectural and Landscape chapter.
 - d) The number and type of mature and planted size of all landscape plantings.
 - e) The method of irrigation and approximate location of the water meter point of connection, sprinkler and/or drip irrigation heads, and any blow-out or winterizing system. Water conserving methods, such as bubblers and drip systems and electronic timer devices are encouraged.
 - f) The location, type, and size of any existing trees over four-inch caliper that are to be removed.

- g) Landscape standards. Plant sizes at the time of installations shall be as follows:
 - I. Deciduous trees shall have a minimum trunk size of two inches caliper.
 - II. Evergreen trees shall have a minimum height of six feet as measured from top of root ball.
 - III. All woody shrubs shall have a minimum height or spread of 18 inches, depending upon the plant's natural growth habit, unless otherwise specified. Plants in five-gallon containers will generally comply with this standard.
 - IV. Vines shall be five-gallon minimum size.
 - V. Turf grass species, if used, shall be hardy to the local area. Application rates shall be high enough to provide even and uniform coverage within one growing season. Turf areas, where erosion is expected to occur under normal conditions, such as drainage swales, berms and/or slopes greater than 30 percent shall be planted with sod or other deep-rooting, water conserving plants for erosion control and soil conservation.
 - VI. Turf grass, if used, shall be limited to no more than 50 percent of the landscaping requirement.
 - VII. Ground cover may consist of natural or colored gravel, crushed rock, stones, tree bark, or similar types of landscaping materials.
 - VIII. Water conserving landscaping methods and materials are recommended and encouraged.
 - h) Plants used in conformance with the provisions of this section shall be hardy and capable of withstanding the extremes of individual site microclimates. The use of drought tolerant and native plants is preferred within areas appropriate to soils and other site conditions. All irrigated non-turf areas shall be covered with a minimum layer of three inches of mulch to retain water, inhibit weed growth and moderate soil temperature. Non-porous material shall not be placed under mulch.
 - i) The owner of the premises shall be responsible for the maintenance, repair, and replacement, within 30 days of removal, of all landscaping materials on the site. In cases where the 30-day time limit for replacement extends beyond the normal growing season, replacement shall be made at the beginning of the following growing season.
4. Prior to recording, a note will be added to the final subdivision Mylar to provide notice that the geotechnical report is on file with Weber County Planning Division e.g. refer to who prepared the report, date of report and project number (Condition #2 on Notice of Decision dated Dec 13, 2017).
- a. *Done Sheet Sheets 1 & 2 of the Subd Plat.*



5. Wetland mitigation measures must be finalized during the final subdivision process as the Engineering Division continues to work with the applicant and the State of Utah to ensure that these areas are conserved in their natural state as much as possible (Condition #3 on Notice of Decision dated Dec 13, 2017). This has not been provided to our Engineering Department to date; please provide.
 - a. *We are working with the Corps and State and will provide the outcome as soon as it is available,*
6. A cost estimate for the improvements and a draft copy of the agricultural plan and open space preservation plan must be submitted for review prior to the final subdivision being forwarded to the Western Weber Planning Commission and the Weber County Commission (Condition #5 on Notice of Decision dated Dec 13, 2017). Please provide.
 - a. *See Attached Cost Estimate*
 - b. *Developer has provided the Draft Copy of the Agricultural Plan and Open Space Preservation Plan to the Planning Department on March 6, 2019 and an updated copy on April 2, 2019.*
7. Based on the location, a CUP Amendment will need to be done to put the secondary water pond as shown on the current plans unless the pond can be done in a non-mitigating way.
 - a. *We are no longer proposing to create a Secondary Water Pond on Parcel D, No change to the CUP should be required.*
8. Please address all redlines on the attached plat map.
 - a. Correct the Spelling of the Title
 1. *Done*
 - b. Review and Revise the Owners Dedication to include Private Streets, Easements Etc.
 1. *Done Please review and verify*
 - c. Add Geotechnical Note Per conditions of Approval
 - d. Add note notifying the PRUD is part of and approved Agri-tourism Development.
 - e. Remove Taylor West Weber Signature Block.
 1. *Why is this not required they are the Culinary Water Supplier and will need to sign the plat.*
 - f. Add Temporary Turnaround Information
 1. *Done See Sheet 2 of the Plat.*
 - g. Parcel C need Irrigation and Landscape plan approved as part of CUP
 1. *See Attached Landscaping and Irrigation Plan.*
 - h. What Happened to the Easement and Trail? Show Detail of Trail for review.
 1. *It was overlooked and has been added into this set with the detail that was approved as part of the CUP Process.*
 - i. Parcels A&B, Need Landscape and Irrigation plan. This Area cannot be a detention area.

1. *See Attached Landscape and Irrigation Plans.*
 2. *Why can't it be a detention area, Everything I have seen from the CUP submittal and Approval show the area as being Landscape and we are landscaping this area, to include the detention ponds not replace the landscaping.*
9. Please address all review agencies comments prior to a new submittal.
- a. *See this letter and attached Plan Set.*

Hooper Irrigation Company Memo

1. Hooper Irrigation system is approximately 7900 feet away from the project. Concern was expressed about the \$600k expense to get to the development. Hooper Irrigation is changing their policies to allow for both a Pioneering Agreement and an Oversize Reimbursement. The Pioneering Agreement mention is for installing a minimum pipe size to the site (typically 8"). Any connection to this pipe in the next 10 years would be reimbursed to Terakee at the rate of around \$28/foot of frontage. The Oversize agreement was not mentioned. Hooper Irrigation will pay the developer for the oversize of the pipe from the typical 8" to the required 16" pipe. This is about \$150k, leaving only \$450k to absorb into the development. This should be contrasted against the expense of the Pond, Pumps, Power, Diversion and etc. of the private system. Reimbursed as connections occur to this system.
 - a) *We are working with HIC to construct and install the mainline extension to this phase. A Pond etc will not be a part of this design package.*
 - b) *We also have submitted a copy of the attached plans to HIC for their review and approval.*
2. Concerns were expressed about the off-site costs, especially with the sewer system on 900 South. This cost mentioned above for off-site irrigation is completely reimbursable to the developer. The cost of a private reservoir, especially if undersized or sub-standard, will likely never be reimbursed.
 - a) *We are no longer proposing a private pond etc.*
3. Henry Flats Subdivision was mentioned about having two water turns each week. This may have been discussed early on with the developer of Henry Flats, but was never approved. They receive water every 7.5 days as well as everyone else. Hooper irrigation standard is one share being equal to 3cfs for 45mininutes every 7.5 days from April 15 to approximately Oct 15.
 - a) *Again we are no longer proposing a private pond etc.*
4. Required shares are calculated according to our policy. We try our best to stay consistent to avoid trouble with other developers in the community. Your calculation your submitted calculation is low for the area served. Our standards are based upon current requirements determined by the State Division of Water Rights for Zone 4. We can discuss these in further detail if you would like.

- a) *The Developer is working with HIC on the amount of water shares required for this phase of the development. Once an agreement has been made the appropriate number of shares will be conveyed to HIC.*

Survey Department Review

1. Monument Improvement Agreement is required prior to final recording. Please fill out the form and pay applicable fees.
 - a. *Developer has been provided this information and will submit prior to final recording.*
2. Quit Claim and Perpetual Easement is required for the use and maintenance of Street monuments. Please fill out and record the easement prior too or in conjunction with final recording.
 - a. *Developer has been provided this information and will submit prior to final recording.*
3. Review and Revise the Owners Dedication as redlined.
 - a. *Done*
4. Show Location of Rebar and Caps Set for lot and property corners, be WCO 106-1-8(C)(1)j.
 - a. *Done*
5. Dimensions needed for Senior Assisted Living Area.
 - a. *Done*
6. How is the Secondary Water Area defined?
 - a. *It is defined in the CC&R's*
7. The existing location, widths, and other dimensions of all existing or platted land drains, culverts, watercourses, wetlands, streams corridor setbacks, flood plain within and immediately adjacent (within 30') to the tract of land to be subdivided. WCO 106-1-5(a)(6).
 - a. *Done*
8. Canal Centerline and width Should be shown and defined. The Canal Should lie with the easement created or new easement created to accommodate the canal.
 - a. *Done*

Engineering Review

1. Please see redlines on Terakee_Village_PRUDPh1_Engineering_Review_March2019pdf.
 - a. Have Engineer Stamp and Sign Plans
 1. *They Are currently stamped for Permit Set Not for Construction, the Engineer is doing the final review concurrently with this submittal and will stamp once Final Comments from the County and HIC have been received.*
 - b. What will Width Asphalt will be
 1. *The Detail has been updated to reflect Just the cross Sections needed for this development.*



- c. Geotech Calls out 7" for Road Base
 - 1. *The Detail has been updated to reflect the County Standard and the Geotechnical Report Recommendations.*
 - d. Storm Drain in this Area may need to be looked at by Engineer?
 - 1. *We have adjusted and revised the Storm Drain and Detention Areas, please advise on what else may be needed.*
 - e. Show Existing Culinary Waterline. Letter from them approving of their system design.
 - 1. *The Waterline has been added to the plans*
 - 2. *See Letter from TWID approving the System (uploaded to Miradi 3-22-2019).*
 - f. Final Plan to show top of curb Elevations.
 - 1. *Done*
 - g. All Pipes to be minimum 15" in County Right of way, or pipes County may have responsibility for.
 - 1. *All Pipes are Minimum 15"*
 - h. Have Utility Conflicts been looked at?
 - 1. *We strive to ensure the conflicts are addressed prior to construction; however, Gravity Flow Utility Lines take priority over Pressurized Utility Lines, (See General Utility Note 8).*
 - i. The Sewer line in 900 South Street will need to be completed prior to this development or escrowed to become part of this development.
 - 1. *Plans were previously approved by Weber County and CWSD, Developer will construct or provided escrow as needed for development of this phase of development.*
 - j. Approval of the Buck Ditch from all Users or at a Minimum HIC would like the Calculations stamped by An Engineer stating it meets their 3.0cfs min flow requirements.
 - 1. *See Attached Letter a copy of which was uploaded to Miradi on 4-2-19. and Provided to HIC with this submittal*
 - k. Need to See More Design of the Detention Ponds etc.
 - 1. *Done See Sheet 10 of the plan Set.*
 - l. Need to See the Secondary Water Pond Design.
 - 1. *We Are no longer planning on private Secondary water pond, and are working with HIC on connection to their main line and extension.*
 - m. Ensure all General notes state County instead of City.
 - 1. *Done.*
2. We did receive a response (Improvement Drawings) from the previous review agreeing to items. We will review in future reviews that those items and any other redlines are addressed. Some items have been addressed in words and we need them to be reflected on the improvement plans to do a thorough review.
- a. *Plans have been updated to address comments from previous reviews.*



3. With the roads being private we will need to work with the developer on a public access agreement to adjoining properties. We did receive the response, and the developer will need to work with the Planning Dept. on this. From Hooper's letter, we do have a lot of roads that do cross the canal.
 - a. *No roads cross the Canal, the extension of roads in the Future will cross the piped Buck Ditch. We have graded roads and planned for Utility crossing and routing to accommodate these crossings.*
4. Road cross section needs to be updated to the geotech's design where it is greater than our minimum.
 - a. *The Detail has been updated to reflect the County Standard and the Geotechnical Report Recommendations*
5. Provide a detail for the corner curb cut. APWA Plan 235.1 Example B, with truncated dome cast in place gray in color.
 - a. *Done See Sheet 11*
6. Please show any other requirements from the fire district, painting curb, etc.
 - a. See General Note 16, and Grading Plan for Location of Painted Curbs.
7. Please provide information on the secondary water district and how it is set up, supplied etc.
 - a. *We are working with HIC to construct and install the mainline extension to this phase.*
8. Geotech references that the groundwater be determined for each individual home if a land drain is not installed. Each lot should have an elevation placed on them from the top back of curb as to where the lowest habitable floor should be. The location at where the contractor should take the elevation from on the curb and gutter should be shown on the plans. We want to make sure that the homes do not flood and if they have a sump pump that they have an approved location for it to discharge to.
 - a. *See Cover Sheet and Grading and Drainage plan for Lowest Allowable Livable Finished Floor Elevation without County Engineer and Geotechnical Engineer approval and recommendations.*
9. Where is the storm drain being discharged? Detention needs to be designed for a 100yr storm?
 - a. *Detention is designed for 100yrs Storm and 0.1cfs/acre release rate. See attached Storm Water Study.*
10. There will need to be an escrow established for the improvements prior to recording or the improvements will need to be installed.
 - a. *Developer will provide escrow for improvements not installed prior to recording.*
11. We will need a letter from the secondary water and culinary water approving of the design of the infrastructure.
 - a. *See TWID Approval Letter on Miradi, (3-22-2019)*
 - b. *We are working with HIC on getting their approval and have submitted this plan set for review and approval.*



12. We need some official documentation on the wetland delineation and that the corps of engineers is satisfied.
 - a. *Developer is working with he Corps and will provide ASAP.*
13. A set of as-built drawings will need to be submitted to our office when the project is completed.
 - a. *Once the construction has been completed a set of record drawings will be prepared showing the improvements as constructed.*
14. Because soil conditions vary throughout the county, it is now necessary to provide an engineered pavement design showing required sub-base, road-base, fabric, and asphalt thickness as needed for soil type. Asphalt thickness shall not be less than 3 inches (PG 64-28 or approved by county engineer). The county engineer is now requiring a minimum of 8" of 3" minus sub-base and 6" road-base. Compaction test on both will be required.
 - a. *The road cross section has been updated to reflect the County Standard and the Geotechnical Report Recommendations.*
15. A Storm Water Pollution Prevention Plan (SWPPP) is now required to be submitted for all new development where construction is required. The State now requires that a National Discharge Pollution Elimination Systems (NPDES) permit be acquired for all new development. A copy of the permit needs to be submitted to the county before final approval. Permits can now be obtained online thru the Utah State Dept. of Environmental Quality at the following web site: <https://secure.utah.gov/swp/client>.
 - a. *Once the development is approved and prior to the preconstruction meeting the developer will prepare and submit a copy of the NOI and SWPPP documents*
16. A Storm Water Activity Permit will need to be obtained through our office before construction begins.
http://www1.co.weber.ut.us/mediawiki/images/5/56/Stormwater_Construction_Activity_Permit.pdf
 - a. *Once the development is approved and prior to the preconstruction meeting the developer will provide this to the County.*