

Land Use Review 2

Project: Terakee Village PRUD Phase 1
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Department: Weber County Planning Division
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Notes

I have had a chance to review the plans and have found the submittal deficient in the following areas:

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. *tapping into Hooper Irrigation's pressurized system*
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 *will be provided after WWPC approval and prior to Commission approval.*
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:
 (3) Considerations relating to landscaping. *Weber County LUC 108-1-4 attached with edits and highlights why this is not required. Nice try Mr. Grover.*

- 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:

1. Deciduous trees shall have a minimum trunk size of two inches caliper.
2. Evergreen trees shall have a minimum height of six feet as measured from top of root ball.
3. 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.
4. Vines shall be five-gallon minimum size.
5. 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.
6. Turf grass, if used, shall be limited to no more than 50 percent of the landscaping requirement.
7. Ground cover may consist of natural or colored gravel, crushed rock, stones, tree bark, or similar types of landscaping materials.
8. 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). *already added*
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. *already complete*
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. *CC&Rs, Ag Plan, and privately owned Open Space Preservation Plan already submitted*

- 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. **Total BS**
- 8. Please address all redlines on the attached plat map. **already done prior to this review**
- 9. Please address all review agencies comments prior to a new submittal. **Done and working on additional minor edits**

I have tried to address all items of concern from the Planning Division. However, this review does not forego other items of concern that may come to this department's attention during additional reviews. If you have any comments or questions concerning this review, feel free to contact me.

Respectfully,

Ronda Kippen

Files

Name	Size	Date Uploaded
12-14-17 Terakee Village PRUD Phase 1 Notice of Decision Letter.pdf	276 KB	2019-03-08 16:57:53
3-8-19 Terakee Village PRUD Phase 1 Plat-redlines.pdf	2.57 MB	2019-03-08 16:47:16

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