



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for final approval of Terakee Village Phase 1, a PRUD Subdivision, consisting of 36 residential lots and one lot for an assisted living center.

Type of Decision: Administrative

Agenda Date: Tuesday, May 14, 2019

Applicant: Terakee Properties, LP

Authorized Representative: Brad Blanch

File Number: LVT101917

Property Information

Approximate Address: 4700 West 900 South

Project Area: 17.341 Acres

Zoning: A-1

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 15-048-0037

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



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: RG

Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 5 Agricultural A-1 Zone
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Chapter 5 Planned Residential Unit Development

Development History

- Received a unanimous positive recommendation for the CUP for Terakee Village PRUD from the Western Weber Planning Commission on March 14, 2017
- Received approval for the CUP for Terakee Village PRUD from the County Commission on April 11, 2017
- Submitted application for preliminary subdivision review and approval of Terakee Village Phase 1 PRUD on October 19, 2017
- Received preliminary approval December 12, 2017 from the Western Weber Planning Commission

Summary and Background

The Planning Division recommends final approval of the Terakee Village Phase 1, a PRUD Subdivision located at approximately 4700 West 900 South in West Weber. The proposal is phase one of a three-phased master planned project consisting of 79 residential lots with four accessory dwelling units, one lot for an assisted living center, and 10 open space parcels (see Exhibit A for the phasing plan). Terakee Village Phase 1, a PRUD Subdivision will be 36 residential lots, an additional lot that will be dedicated as an Assisted Living Center and an Open Space on Parcel D (see Exhibit B), two open space parcels will be at the entrance of the development and a parcel for a private park known as "Reflections Park" located on Parcel C (see Exhibit A & B). The proposed subdivision is zoned A-1 and is considered an "agro-community".

The applicant would now like to move forward with the final subdivision approval process and has submitted the required information as outlined in LUC §106 and LUC Chapter 108 Section 5 for consideration and approval of the proposed subdivision. As part of the final subdivision requirements, the subdivision review process and approval procedure, the proposal has been reviewed by the reviewing agencies and is being forward for final approval at this time. The following is staff's analysis of the proposed final subdivision.

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."

PRUD: The PRUD is a multi-phased development consisting of 79 single family lots ranging in size from 10,548 square feet to 19,221 square feet with four accessory dwelling units (ADU's) and one lot for an assisted living center (see Exhibit A for phasing plan and Exhibit B for the Terakee Village Phase 1 final plat). The PRUD will offer a variety of housing options and includes approximately 39 acres of open space. The open space accounts for approximately 67% of the entire PRUD gross acreage. The open space will include an extensive pathway, a neighborhood park, and two agricultural parcels that will be used for agri-tourism operations attained by a separate conditional use permit in the future.

The applicant was granted a 32 percent bonus density based on the following:

- A 20 percent roadway landscape and design plan
- A 15 percent bonus density for each five percent increment of open space preserved over 50 percent

With the 32 percent bonus density, the applicant has been able to design Terakee Village adding an additional 21 lots to the 63 base density rights for an overall density of 84 units.

Lot area, frontage/width and yard regulations: The A-1 Zone requires a minimum lot area of 40,000 square feet and a minimum lot frontage/width of 150 feet. The PRUD utilizes the allowed flexibility to create neighborhoods with lots in phase one ranging in size from 0.24 acre lots to 0.44 acre lots and sized to accommodate single family homes. One lot (Lot 6-A) will be designed to allow for up to one "Carriage House" or accessory dwelling unit. The lots vary in frontage and width from 80.17 feet to 111.11 feet

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

- Single Family Dwelling Site Development Standards:
 - Front Yard: 30 feet
 - Side Yard: 10 feet
 - Side Facing Street on Corner Lot: 20 feet
 - Rear Yard: 10 feet
- Other Main Building:
 - Front Yard: 30 feet
 - Side Yard: 10 feet
 - Side Facing Street on Corner Lot: 20 feet
 - Rear Yard: 10 feet
- Building Height:
 - Minimum: One Story Building
 - Maximum: 40' (average building height)

Based on the allowed flexibility of a PRUD, the proposed layout, lot configuration and lot size have been deemed acceptable by the reviewing agencies.

Common Area: The applicant is proposing to dedicate approximately 39.26 acres of open space within the entire PRUD with approximately 3.94 acres being dedicated in phase one; which is approximately 22.7% of the net developable area in phase one. The final plat identifies the common area as "Open Space" and will dedicate it upon recording to a Community Association. The CC&R's have been submitted and reviewed by the legal division during the final subdivision process to ensure they comply with the provisions of the Community Association Act, U.C.A 1953, §57-8a-101 et seq. per LUC §108-5-6(d)(2) for the preservation, maintenance and ownership of the common area. The Planning

Commission as part of the original conditional use permit for the PRUD needs to approve the landscape design for the PRUD. The landscaping and maintenance details were deferred to the subdivision process. The complete landscape and irrigation plan including the streetscape are attached as Exhibit C & D for the Planning Commissions review and approval. The applicant has made the landscape preservation and maintenance plan part of the developments CC&R's. The Planning Commission needs to review and approve the verbiage in the document pertaining to the landscaping due to this being the preservation plan for the overall PRUD. Staff has attached the applicable portions of the CC&R's with staff's recommended changes to the document (see Exhibit D). A condition of approval has been added to staff's recommendations to ensure that staff's redlines will be made part of the finalized document prior to recording. If the Planning Commission would like to make any additional modifications to the preservation plan, an additional condition of approval will need to be added to staff's recommendations.

Natural Hazards Overlay Zone: The proposed subdivision is located in a Flood Zone "X" as determined by FEMA. This area has been determined to be outside a 500-year floodplain. A geotechnical study has been performed and a report has been prepared by CMT Engineering Laboratories dated October 2, 2017, identified as Project #10241. All site development will need to adhere to the recommendations of this reports and a note has been added to the final plat to provide notice to future property owners of the geotechnical report on record with Weber County Planning Division.

Areas have been identified in the Wetlands Study that was required as part of the conditional use permit for the approval for the PRUD (see Exhibit B) as being deemed both non-jurisdictional and jurisdictional on the existing parcel. Mitigation measures are being 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. A condition of approval will be added to staff's recommendations to ensure that the wetlands mitigation will be finalized prior to County Commission approval.

Culinary water, irrigation water and sanitary sewage disposal: The applicant has provided a will serve/capacity letter and a waiver for a State Construction Permit from Taylor West Weber for the culinary water. Wastewater services will be provided by Central Weber Sewer District.

A feasibility letter from Hooper Irrigation for secondary water has been provided. The applicant would like to move forward with the ability to have an onsite secondary water system as an alternative option. If the applicant opts to have an onsite secondary water system and it alters the development design and layout in a manner that is considered to be more than a "de minimus" change as determined by the Planning Director, the conditional use permit for the PRUD will have to be amended prior to the application being forward for final approval by the County Commission. A condition of approval has been added to ensure that if the secondary water system is going to be an "onsite secondary water system" and it is determined to be a substantial change to the development, a conditional use permit amendment will be required prior to approval by the County Commission.

Review Agencies: The Weber County Surveyor's Office, Fire District, and Engineering's Division have reviewed the proposal and are working with the applicant on the final plans outlining specific items that will be necessary to address prior to County Commissions approval. A condition of approval has been made part of staff's recommendations to ensure that any conditions of the applicable reviewing agencies are strictly adhered to.

Additional design standards and requirements: The proposed subdivision does require the creation of a new street system. The applicant will be required to provide a cash escrow to be held by Weber County for the applicable improvements within the subdivision. The applicant has provided a detailed landscaping and lighting design to be reviewed by the Planning Commission (see Exhibits C & D). Based on staff's review it does meet the landscape requirements in the PRUD Chapter 108 Title 5 and the Design Review Process in Chapter 108 Title 1. If the Planning Commission would like to have the applicant add some additional landscaping or open space features, a condition of approval will need to be added a well as a finding that will support such a request.

Tax clearance: The 2018 property taxes have been paid in full. The 2019 property taxes are not considered due at this time but will become due in full on November 30, 2019.

Staff Recommendation

Staff recommends final approval of the Terakee Village Phase 1, a PRUD Subdivision located at approximately 4700 West 900 South in West Weber. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. All redlines from all county and outside review agencies will be addressed and finalized prior to the subdivision being forwarded to the County Commission for final approval.
2. Wetland mitigation measures will be finalized with the Engineering Division and the State of Utah to ensure that these areas are conserved in their natural state as much as possible prior to the subdivision being forward to the County Commission for final approval.
3. If the secondary water system is going to be an “onsite secondary water system” and it is determined to be a substantial change to the development by the Planning Director, a conditional use permit amendment will be required to be approved prior to the subdivision being forwarded to the County Commission for final approval.
4. A Subdivision Improvement Agreement and Financial Guarantee must be in place prior to the subdivision being forwarded to the County Commission for final approval.

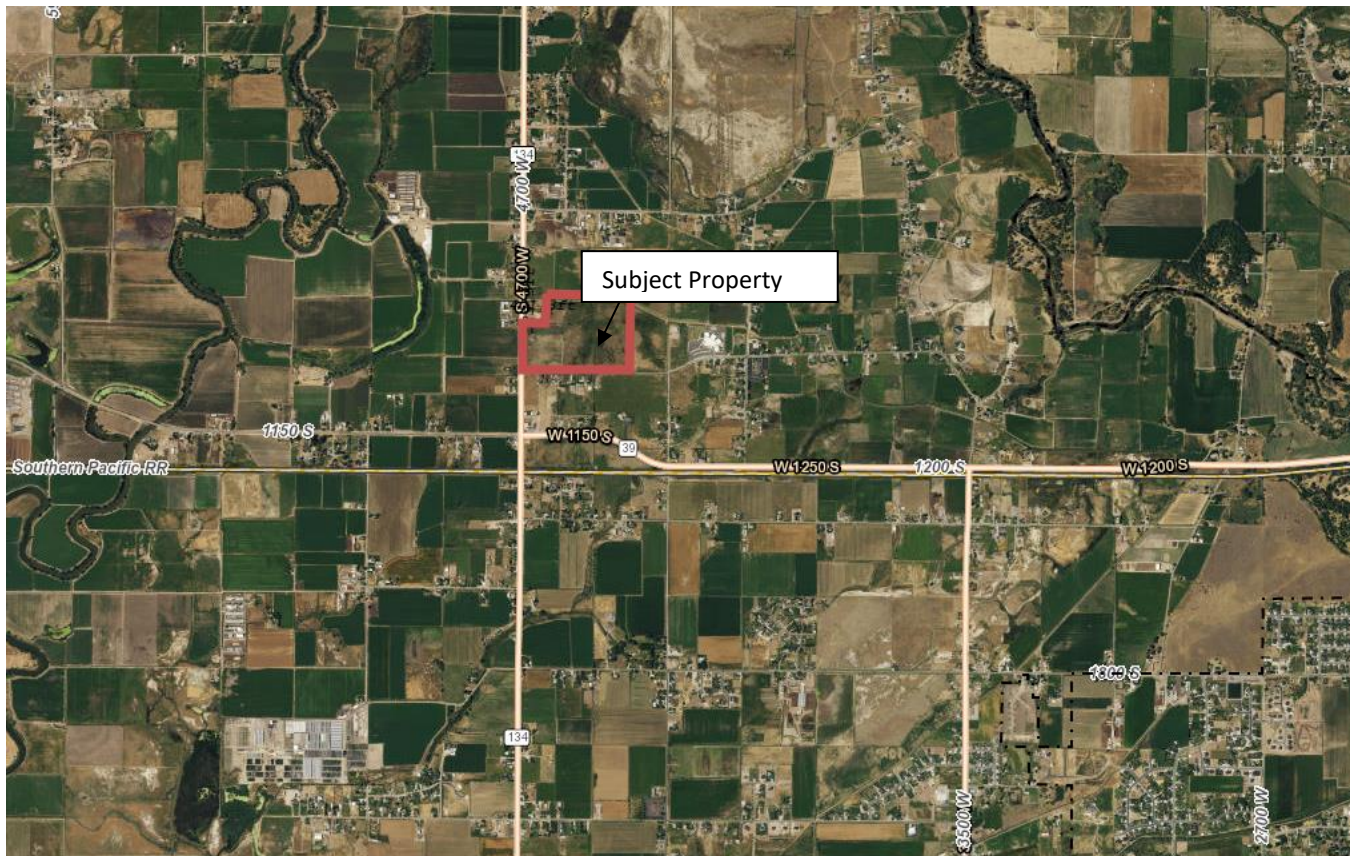
This recommendation is based on the following findings:

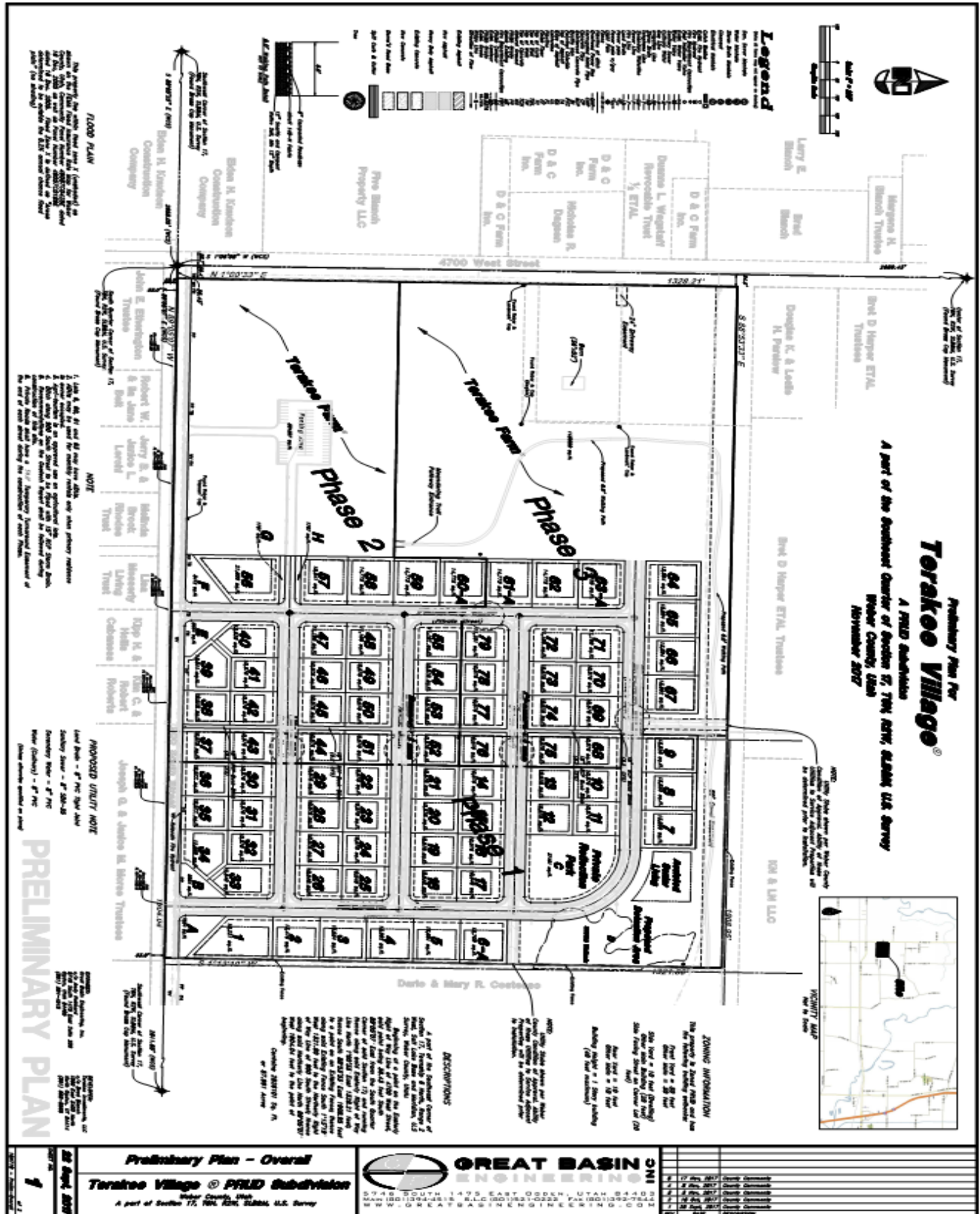
1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable County ordinances.
3. The applicant during the CUP for the PRUD was granted an overall bonus density of 32 percent for the entire project for an overall density of 84 dwelling units.

Exhibits

- A. Terakee Village PRUD Master Plan
- B. Terakee Village Phase 1 PRUD Subdivision
- C. Landscape and Streetscape Designs
- D. Landscape Preservation Plan

Location Map





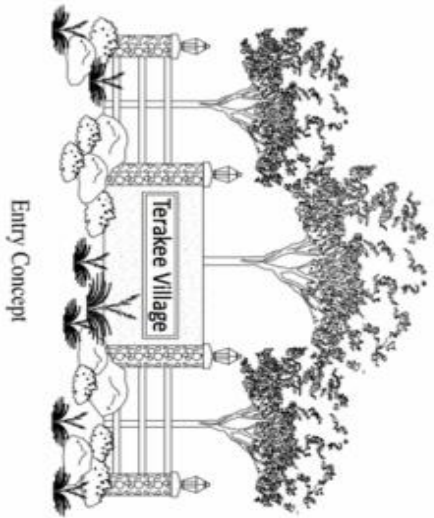
**Phase One
Plant Table**

Quantity	Symbol	Scientific Name	Common Name	Planting Size
18	○	Acer fraxinifolius 'Jefferson'	American Black Alder	2' cal.
25	○	Acer glabrum	Box Elder	2' cal.
3	⊕	Quercus tinctoria 'Thurstonii'	Thurston's White Oak	2' cal.
0	⊕	Prunus nigra 'Sageitt'	Black Cherry	2' cal.
1	⊕	Prunus nigra	Black Cherry	6" - 8" B&B
2	⊕	Prunus pennsylvanica 'Thunderbolt'	Thunderbolt Plum	6" - 8" B&B
1	⊕	Prunus pennsylvanica 'Knappe'	Knappe Cherry	2' cal.
3	⊕	Prunus pennsylvanica 'Salsicciat'	Anticlimax Flowering Plum	2' cal.
26	○	Prunus pennsylvanica 'Salsicciat'	Anticlimax Flowering Plum	2' cal.

Quantity	Symbol	Scientific Name	Common Name	Planting Size
6	○	Prunus nigra 'Sageitt'	Black Cherry	5 gal.
0	○	Prunus pennsylvanica 'Salsicciat'	Anticlimax Flowering Plum	5 gal.

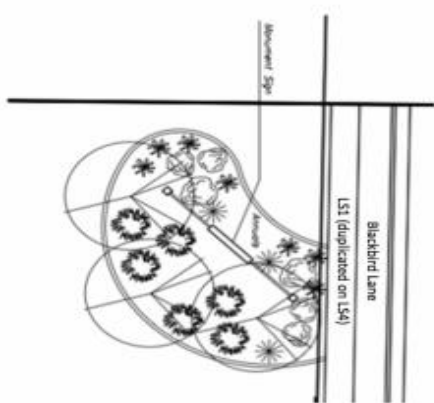
Quantity	Symbol	Scientific Name	Common Name	Planting Size
0	*	Callirhoe sp. 'Spartan'	Heart Flower	1 gal.
7	*	Hebe x exoniensis 'Spartan'	Hebe	1 gal.
3	⊕	Leucodermis	Leucodermis	1 gal.

Decorative Boulder



LS5 & LS6
Between Lots 221 & 222*

Additional Detention Basin Area
LS2 (duplicated on LS3)

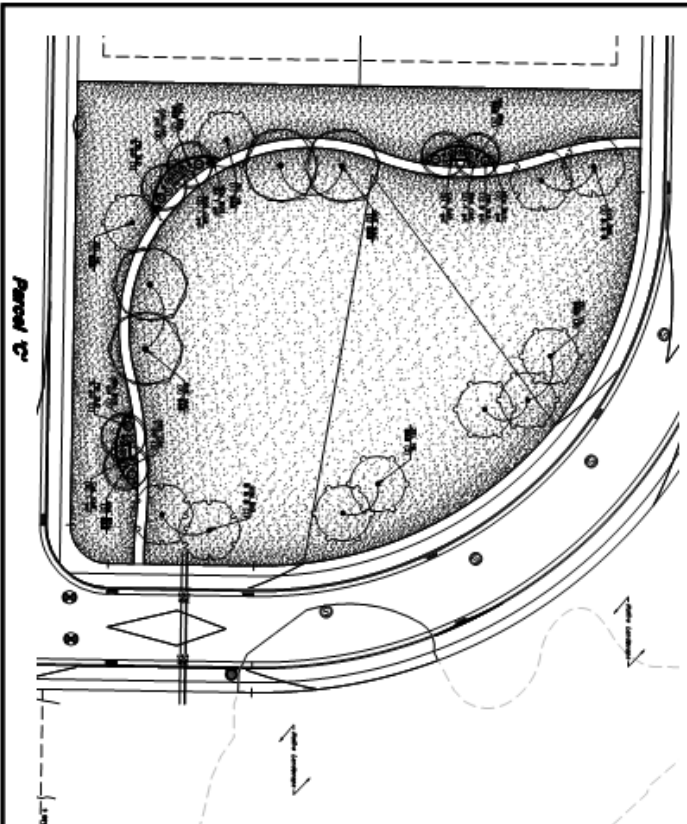


PRELIMINARY PLAN

<p>Landscape Plan Terakee Village ® PRUD Subdivision Weber County, Utah A part of Section 17, T8N, R26E, S48N, U.S. Survey</p>	 <p>GREAT BASIN ENGINEERING, INC. 2740 SOUTH 1475 EAST DESCH, UTAH 84003 PHONE (801) 224-4510 FAX (801) 224-0225 WWW.GREATBASINENGINEERING.COM</p>	<table border="1"> <tr> <td>DATE</td> <td>DESCRIPTION</td> </tr> <tr> <td>22 April 2017</td> <td>Issue</td> </tr> </table>	DATE	DESCRIPTION	22 April 2017	Issue
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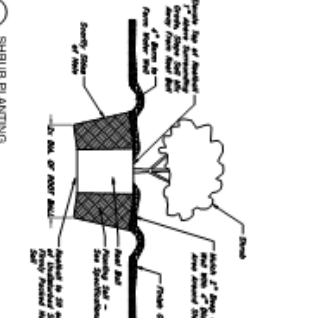
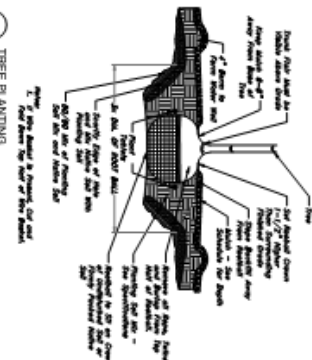
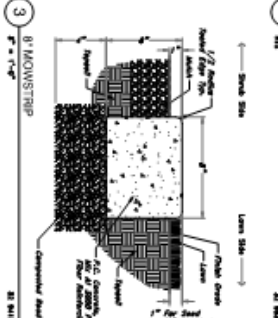
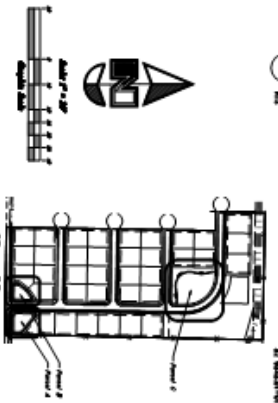
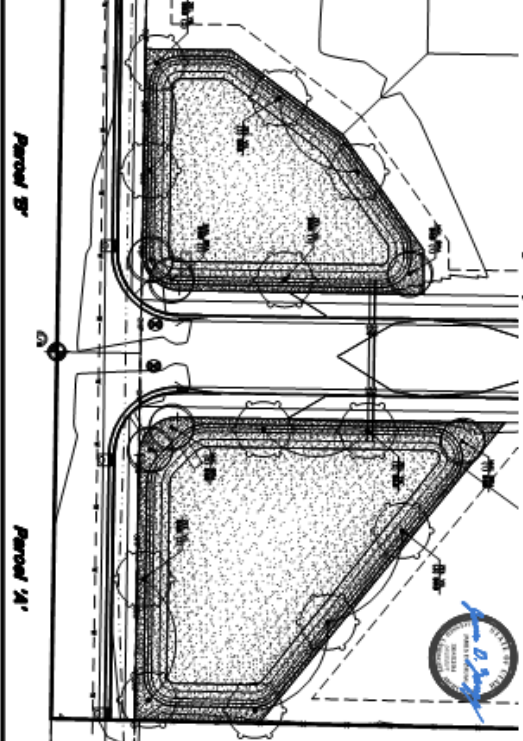
Depiction of Proposed Trees,
Shrubs & Perennials
Terakee Village PRUD



- PLANTING NOTES**
1. ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFICATIONS AND NOTES OF THE PLANTING SCHEDULE.
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PLANT SCHEDULE

NO.	PLANTING	QTY	PLANTING	QTY	PLANTING	QTY
1	1" BALL BEARING	100	1" BALL BEARING	100	1" BALL BEARING	100
2	2" BALL BEARING	100	2" BALL BEARING	100	2" BALL BEARING	100
3	3" BALL BEARING	100	3" BALL BEARING	100	3" BALL BEARING	100
4	4" BALL BEARING	100	4" BALL BEARING	100	4" BALL BEARING	100



PERMIT SET - NOT FOR CONSTRUCTION

Landscape Plan
Terakoe Village No. 1
 Address: 800 South 4000 West
 Weber County, Utah
 A part of Section 17, T8N, 62E, S28N, U.S. Survey

GREAT BASIN ENGINEERING INC
 9746 SOUTH 1475 EAST OGDEN, UTAH 84403
 PH: (801) 234-8111 FAX: (801) 234-8111
 WWW.GREATBASINENGINEERING.COM

Exhibit D- Landscape Preservation Plan

- Installation and Maintenance of Landscaping Improvements. Within ninety (90) days after the date on which Weber County issues a Certificate of Occupancy for a Dwelling Unit on a Lot, the Owner of each Lot shall install plants and other landscaping improvements (together with a sprinkle or drip system sufficient to adequately water the plants and other landscaping improvements) in the front yard and side yard (if such side yard is Visible From The Street) of his Lot (if and to the extent not previously installed by the Declarant) in a manner that, together with the grass or other landscaping already installed in the front yard and the landscaping already installed in the landscape strips of his Lot, would give such portion of the Lot an attractive and fully landscaped appearance. All shrubs, trees and other plants of any kind installed (other than those initially installed by the Declarant) or, from time to time, replaced in the front yard and side yard (if such side yard is Visible From The Street) of his Lot, must be selected from a list approved by the Architectural Committee. If disease or other natural hardships for a particular species of plant occurs, the Architectural Committee may elect to replace such species of plant with an equivalent plant of a different species. If required by the Board, the grass, plants, trees and other landscaping improvements shall be installed in accordance with plans approved in writing by the Architectural Committee. All landscaping on a Lot and in Common Areas shall be maintained in accordance with approved landscaping plans for the Project and good landscaping maintenance practices. Dead plants shall be promptly replaced by identical specimens or other approved plants; except that flowers and other annuals may be replaced or changed at the discretion of the Owner. Notwithstanding anything in this Declaration to the contrary, neither the Architectural Committee, the Architectural Rules nor this Declaration shall or may prohibit low-water usage landscaping.
- Irrigation. Terakee Farm agricultural parcels have historically been flood irrigated with Hooper Irrigation Company water shares. At, or before, the completion of the ~~final~~ ^{each} phase of Terakee Village PRUD a pressurized sprinkle and/or drip irrigation system will be designed and implemented ~~at the sole discretion of Terakee Farm to irrigate agricultural portions.~~ ^{as approved by Weber County for all Open Spaces or Common Areas within the development. All agricultural parcels may be irrigated at the sole discretion of Terakee Farm.}