



Staff Report to the Western Weber Planning Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for preliminary plan approval of Terakee Farms No. 1, a PRUD Subdivision.

Type of Decision: Administrative

Agenda Date: Tuesday, February 13, 2018

Applicant: Harold P. Eborn Family Protection Trust, Harold H. McFarland & Marva C. McFarland, Trustees, and Brad Blanch

Authorized Representative: Brad Blanch

File Number: LVT111717

Property Information

Approximate Address: 700 North 3600 West

Project Area: 17.273 acres

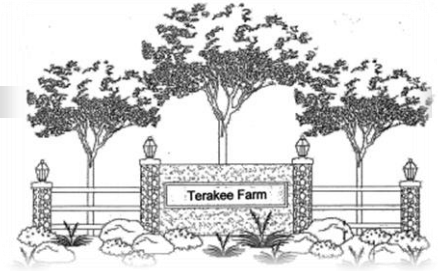
Zoning: A-2

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 15-028-0047, 15-028-0046, 15-028-0006, 15-028-0005

Township, Range, Section: T6N, R2W, Section 9



Adjacent Land Use

North: Agriculture	South: Agriculture
East: Agriculture	West: Agriculture

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 7 Agricultural A-2 Zone
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Chapter 5 Planned Residential Unit Development

Development History

- The conditional use permit application for Terakee Farms PRUD was forwarded to the County Commission with a unanimous positive recommendation from the Western Weber Planning Commission after a meeting was held to review the application and receive public input on November 15, 2016.
- The conditional use permit for Terakee Farms PRUD received approval in a two to one vote by the County Commission after holding a meeting to review and take public input during on December 6, 2016.
- Submitted preliminary subdivision application for Terakee Farms PRUD Phase 1 on November 20, 2017 (see Exhibit D for the Notice of Decision).

Summary and Background

The Planning Division recommends approval of the preliminary plan for Terakee Farms No. 1, a PRUD Subdivision consisting of 40 lots, located at approximately 700 North 3600 West in West Weber. The proposal is the first phase in a multi-phased development consisting of 232 lots when completed (see Exhibit A for the phasing plan & Exhibit B for the preliminary plan of phase one). The proposed development is zoned A-2 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

recording the final Mylar and installing the improvements for the development of the PRUD as required in the Uniform Land Use Code of Weber County (LUC) §108-5-6-(a).

The applicant would now like to move forward with the subdivision process and has submitted the required information as outlined in LUC §106-1-5 and LUC Chapter 108 Section 5 for consideration and approval of the proposed subdivision. As part of the preliminary subdivision requirements, the subdivision review process and approval procedure, the proposal has been reviewed against the current preliminary subdivision ordinance and the standards is the A-2 zone by the following reviewing agencies: Planning Division, Engineering Division and Surveyor Division. Based on these reviews, the application has met or will conditionally meet all of the requirements for preliminary approval. The following is staff's analysis of the proposed preliminary 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-2 Zone.

The purpose and intent of the A-2 zone is identified in the LUC §104-7-1 as:

"The purpose of the A-2 Zone is to designate farming areas where agricultural pursuits and the rural environment should be promoted and preserved."

The subdivision is located in the A-2 Zone therefore the LUC §106-1-8(5) requires the following note to be on the final plat to provide adequate notice to the property owners within the subdivision:

"Agriculture is the preferred use in the agricultural zones. Agricultural operations as specified in the Land Use Code for a particular zone are permitted at any time including the operation of farm machinery and no allowed agricultural use shall be subject to restriction on the basis that it interferes with activities of future residents of this subdivision."

PRUD: The PRUD is a multi-phased development consisting of 206 single family lots ranging in size from approximately 4,791 square feet to 74,487 square feet with 26 Accessory Dwelling Units (see Exhibit A for phasing plan and Exhibit B for the Terakee Village Phase 1 preliminary plan). The PRUD will offer a variety of housing options and includes approximately 69.5 acres of open space. The open space accounts for approximately 43.95% of the entire PRUD gross acreage. The open space will include an extensive pathway, a neighborhood park, a Community Center, a Farmer's Market, two large agricultural parcels, an equestrian barn and outdoor riding arena as well as multiple other agricultural outbuildings.

The applicant was granted a 50 percent bonus density based on preserving 50 acres or more as agricultural open space.

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 0.11 acre lots to 0.215 acre lots and sized to accommodate single family homes.

The proposal includes the following minimum single family development standards:

- Typical Lots:
 - Front Yard: 20 feet
 - Side Yard: 10 feet
 - Rear Yard: 5 feet
- Maximum Building Height:
 - Single Family: 35' (average building height)
 - Accessory Structures: 35' (average building height)

The preliminary plan shows an average building height for a single family residence as an average of 40 feet. The PRUD was approved based on the single family and accessory structures being an average building height of 35 feet. A condition of approval has been added to ensure the correct building height is shown of the final plat. Based on the allowed flexibility of a PRUD, the proposed layout, lot configuration and lot size, the preliminary plan has been deemed acceptable by the reviewing agencies.

Common Area: The applicant is proposing to dedicate approximately 69.5 acres of open space within the entire PRUD. Phase one will dedicate approximately 7.723 acres of open space; which is approximately 44.7% of the net developable area in phase one. The preliminary plan identifies the common open space area as "A" Agricultural Open Space and will be dedicated upon recording to a Community Association. The Agricultural Preservation Plan, Landscape Maintenance Plan, and CC&R's must be submitted and reviewed 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.

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.

Culinary water, irrigation water and sanitary sewage disposal: The applicant has provided a feasibility letter from the Taylor West Weber for the culinary water and Central Weber Sewer District. Secondary water will be provided by a private source. Designs for the secondary irrigation system will need to be reviewed and approved during the final subdivision process by the Weber County Engineering Division.

During the final subdivision the applicant will need to provide a capacity assessment letter and a construct permit from the State of Utah Department of Environmental Quality Division of Drinking Water for the expansion of the water system and water lines serving the subdivision prior to the subdivision receiving final approval from the County Commission.

A condition of approval has been added to ensure that a capacity assessment is submitted with the final subdivision plans from the culinary provider prior to the final subdivision being forwarded to the Western Weber Planning Commission and a construct permit from the State of Utah Department of Environmental Quality Division of Drinking Water will be submitted prior to approval by the County Commission.

Review Agencies: The Weber County Surveyor's Office, Fire District, Treasurer's Office and Engineering's Division have reviewed the proposal and have either approved or conditionally approved the preliminary plans, outlining specific items that will be necessary to address either prior to or during the final subdivision process.

The Weber County Engineering Division has outlined some key issues that will need attention prior to moving forward with the final subdivision process. These issues included the need for the applicant to continue to work with and receive approval from the Weber County Engineering Division regarding safe and adequate access along 3600 West prior to submitting to the Weber County Planning Division any documentation for final subdivision review and approval; prior to the applicant starting any work on the development or along 3600 West, the applicant must receive approval of all improvement plans and receive the applicable permits required by the Weber County Engineering Division; and 3600 West right of way must be dedicated to Weber County for the approved width. A condition of approval has been made part of staff's recommendations to ensure that all conditions of the applicable reviewing agencies are strictly adhered to.

Additional design standards and requirements: There may be additional site preparation in conjunction with each approved building permit. The proposed subdivision does require the creation of a new street system. A 50 foot temporary easements must located at the end of all temporary stubbed streets. Staff recommends adding language to be placed on the final plat that will vacate the easements upon recording the future phases. 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 and an Agriculture Preservation Plan to be reviewed by the Planning Commission (see Exhibit C). Based on staff's review it does meet the minimum landscape requirements in the PRUD Chapter 108 Title 5. If the Planning Commission would like to have the applicant add some additional landscaping, a condition of approval will need to be added a well as a finding that will support such a request. With the exception of the recommended conditions identified in this staff report additional standards and requirements are unnecessary at this time.

Tax clearance: The 2017 property taxes have been paid in full. The 2018 property taxes are not considered due at this time but will become due in full on November 30, 2018.

Public Notice: The required noticing for the preliminary subdivision plan approval has been mailed to all property owners of record within 500 feet of the subject property regarding the proposed subdivision amendment per noticing requirements outlined in LUC §106-1-6(c).

Staff Recommendation

Staff recommends approval of the request for preliminary plan approval for Terakee Farms No. 1, a PRUD Subdivision consisting of 40 lots. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. The final subdivision plat shall reflect a 35 foot average building height for all single family and accessory structures.
2. The final subdivision plat shall include the agriculture note as required in LUC §106-1-8(5).
3. An Agricultural Preservation Plan, Landscape Maintenance Plan, and CC&R's must be submitted and reviewed during the final subdivision process to ensure they comply with the provisions of the Community Association Act for the preservation, maintenance and ownership of the common area.
4. A capacity assessment shall be submitted with the final subdivision plans from the culinary provider prior to the final subdivision being forwarded to the Western Weber Planning Commission.
5. A construct permit from the State of Utah Department of Environmental Quality Division of Drinking Water shall be submitted with the final subdivision plans prior to approval by the County Commission.
6. The applicant shall continue to work with and receive approval from the Weber County Engineering Division regarding safe and adequate access along 3600 West prior to submitting to the Weber County Planning Division any documentation for final subdivision review and approval.
7. Prior to the commencement of any onsite improvements for Terakee Farms (including the excavation and installation of infrastructure) or any improvements along 3600 West, the applicant must receive approval of all improvement plans and receive the applicable permits required by the Weber County Engineering Division
8. Prior to improving 3600 West, right of way dedication to Weber County must take place for the approved width.

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 50 percent for the entire project for an overall density of 232 dwelling units.

Exhibits

- A. Terakee Farm PRUD Master Phasing Plan
- B. Terakee Farm PRUD No. 1, a PRUD Subdivision Preliminary Plans
- C. Landscape and Streetscape Designs
- D. CUP Notice of Decision

Location Map

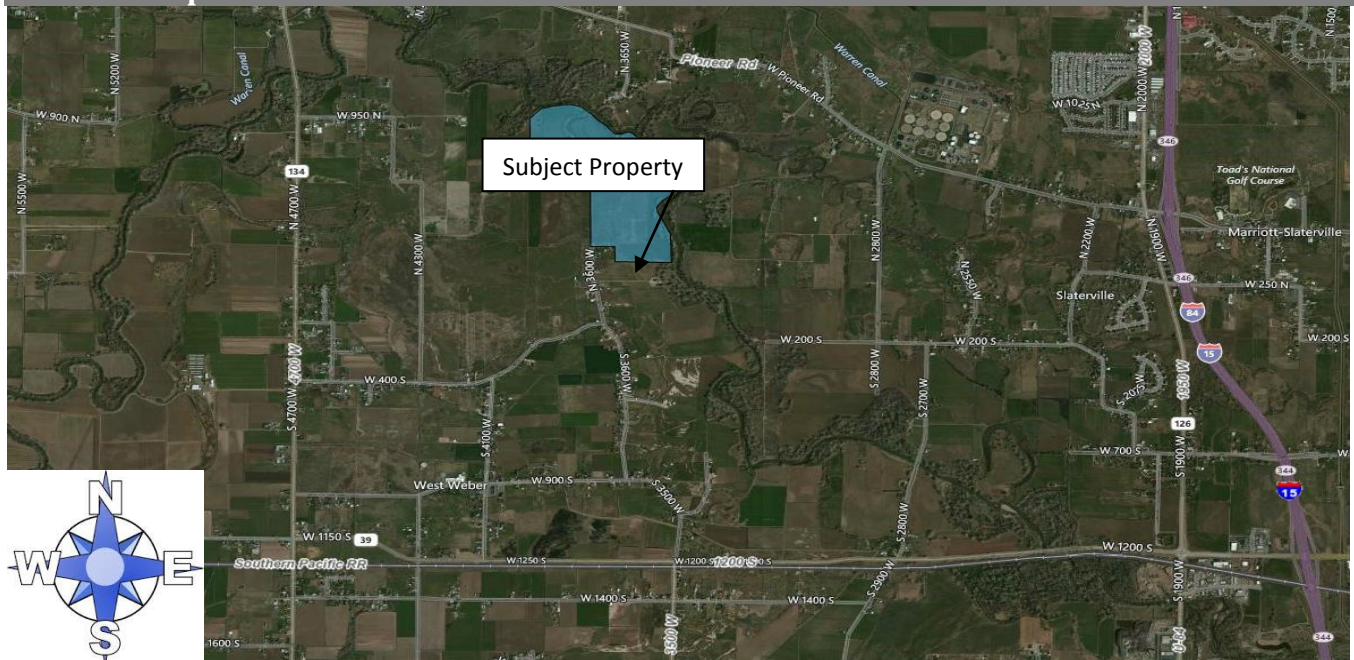
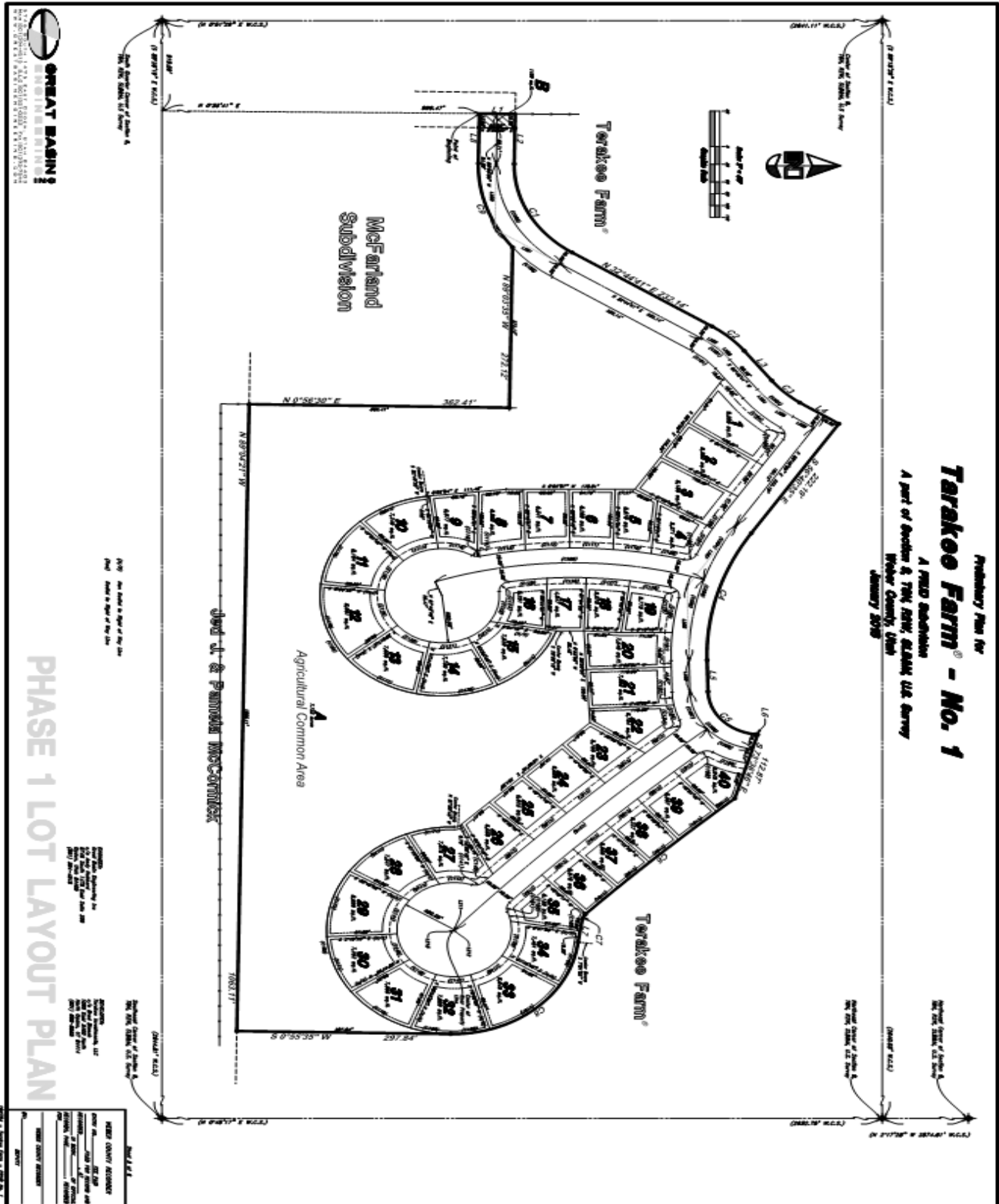


Exhibit B-Terakee Farm No. 1, a PRUD Subdivision Preliminary Plan



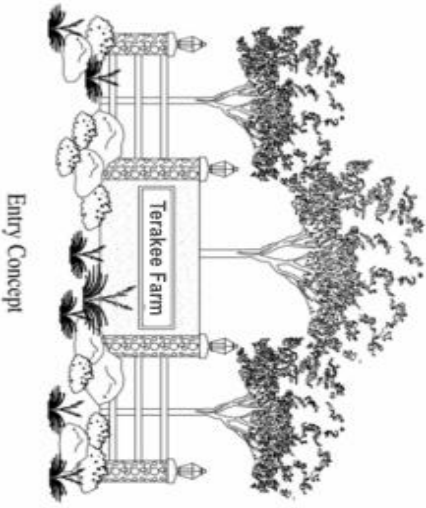
**Phase One
Plant Table**

Quantity	Symbol	Scientific Name	Common Name	Planting Size
20	○	Asper. Frenckae 'Jefferson'	Azulm Blue Maple	2" cal.
26	○	Asper. filibrobes	horsey Maple	2" cal.
	○	Quercus. trb. var. 'Shubnoster'	Shubnoster Noanjoicot	2" cal.
	○	Prunus. alba 'virgin'	Prunus Malberry	2" cal.
	○	Prunus. nigra	Austron Five	6" - 8" B&B
	○	Prunus. pensilvanica 'Thunderclaf'	Colorado Blue Spruce	6" - 8" B&B
3	○	Prunus. serotina 'Kamato'	Thunderbol Plum	2" cal.
12	○	Prunus. celtica 'Walden'	Kamato Cherry	2" cal.
	○	Prunus. celtica 'Walden'	Ambercat Flowering Pear	2" cal.

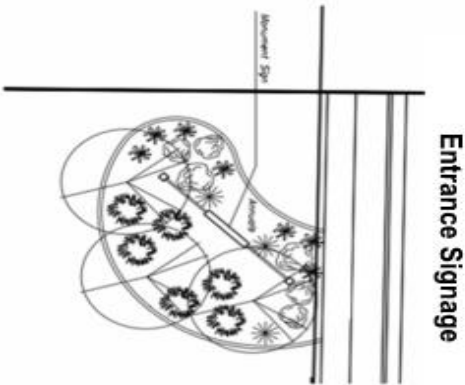
Quantity	Symbol	Scientific Name	Common Name	Planting Size
6	○	Prunus. nigra 'Suevic'	Suevic Maple Five	5 gal.
	○	Spiraea. alba 'Nigra' 'Cervat'	Nigra Cervat Spruce	5 gal.

Quantity	Symbol	Scientific Name	Common Name	Planting Size
7	★	Campanula. 'Sori' 'Cervat'	Earl Cervatier Grass	1 gal.
3	★	Hyperic. 'Sori'	Bayly	1 gal.
	★	Lavandula	Lavender	1 gal.

Decorative boulders



**Terakee Farm PRUD
Landscape & Lighting Plan**



PRELIMINARY PLAN

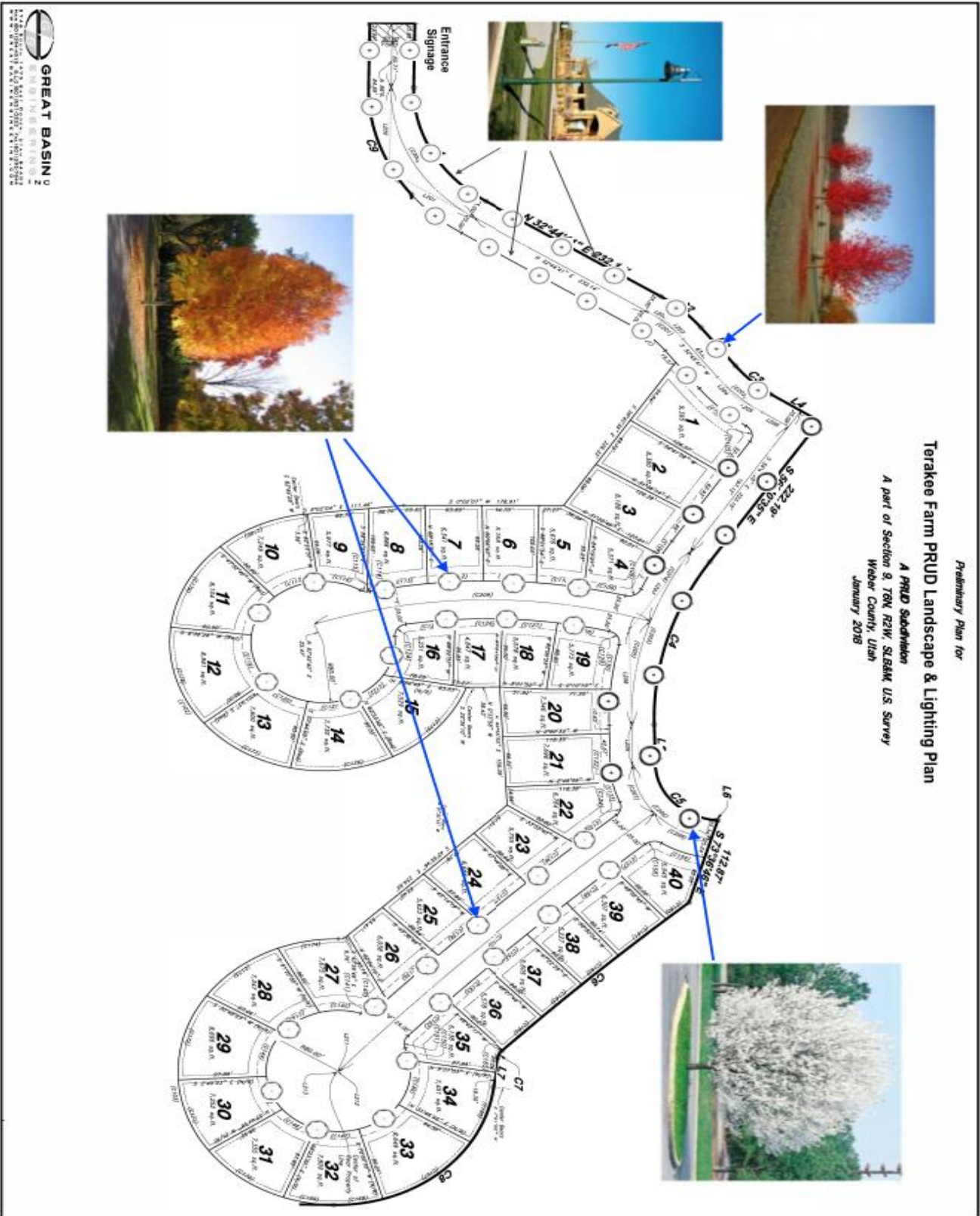
Landscape Plan	<p>GREAT BASIN ENGINEERING INC.</p> <p>5745 SOUTH 1475 EAST GREEN, UTAH 84403 801-224-4411 FAX 801-224-4412 WWW.GREATBASINENGINEERING.COM</p>	<table border="1"> <tr> <td>DATE</td> <td>2/27/18</td> </tr> <tr> <td>BY</td> <td>Sherry Robinson</td> </tr> <tr> <td>REV</td> <td>2/28/2018</td> </tr> </table>	DATE	2/27/18	BY	Sherry Robinson	REV	2/28/2018
DATE	2/27/18							
BY	Sherry Robinson							
REV	2/28/2018							

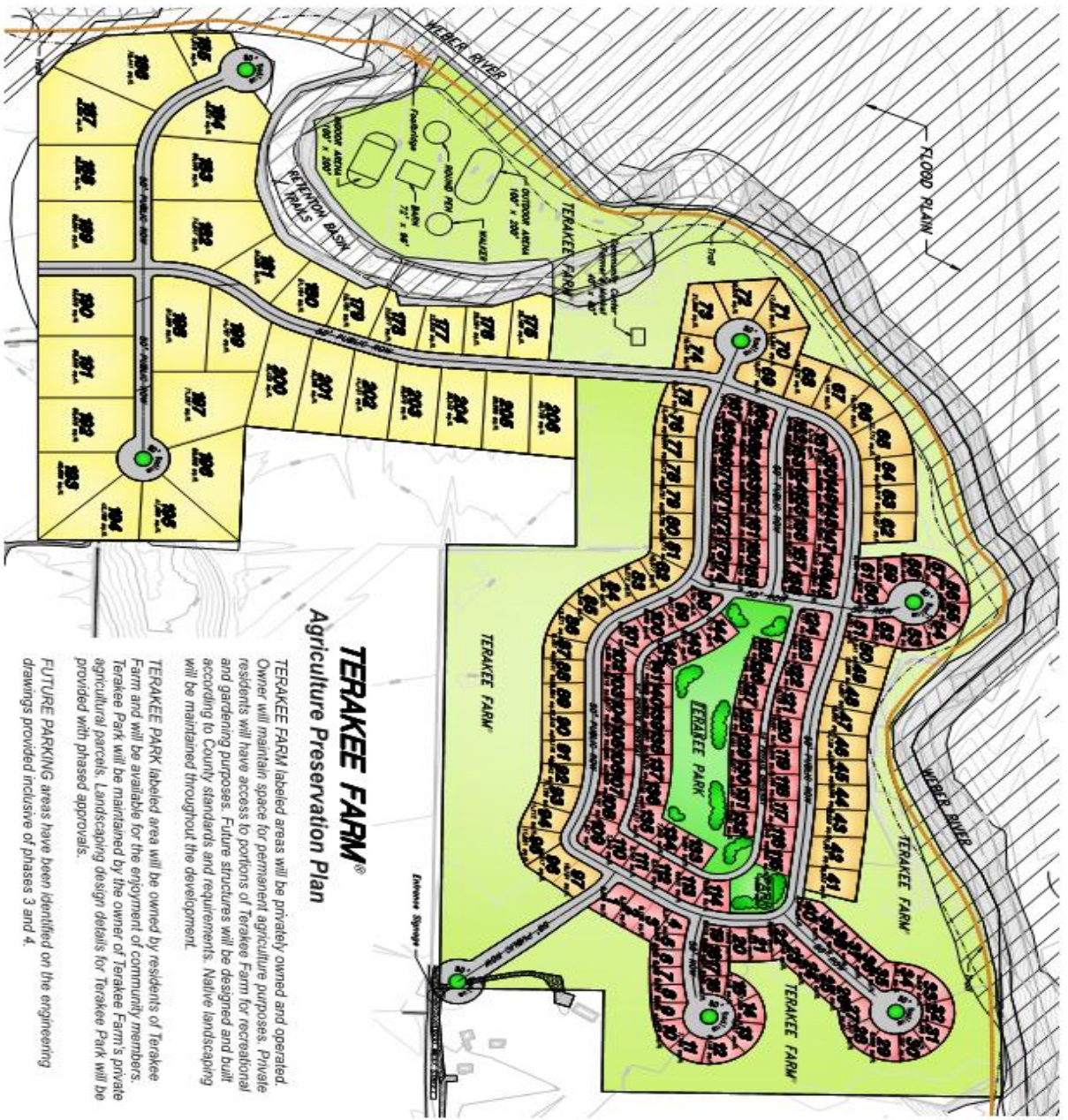
Exhibit C-Landscape and Street Designs



**Depiction of Proposed Trees,
Shrubs & Perennials
Terakee Farm PRUD**

Exhibit C-Landscape and Street Designs





TERAKEE FARM®
Agriculture Preservation Plan

TERAKEE FARM labeled areas will be privately owned and operated. Owner will maintain space for permanent agriculture purposes. Private residents will have access to portions of Terakee Farm for recreational and gardening purposes. Future structures will be designed and built according to County standards and requirements. Native landscaping will be maintained throughout the development.

TERAKEE PARK labeled area will be owned by residents of Terakee Farm and will be available for the enjoyment of community members. Terakee Park will be maintained by the owner of Terakee Farm's private agricultural parcels. Landscaping design details for Terakee Park will be provided with phased approvals.

FUTURE PARKING areas have been identified on the engineering drawings provided inclusive of phases 3 and 4.



<p>Terakee Farm® PRUD Subdivision Approx. 700 North 5500 West Pleasant County, Utah A part of Section 8, 19N, 67W, 23&M, U.S. Survey</p>	<p>GREAT BASIN ENGINEERING INC 5740 SOUTH 1475 EAST GREEN, UTAH 84403 PHONE: 801-224-4419 FAX: 801-224-1022 WWW.GREATBASINENGINEERINGINC.COM</p>	<p>DATE: 08/11/2011 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: AS SHOWN</p>
---	---	---



Weber County Planning Division
www.co.weber.ut.us/planning_commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8791
Fax: (801) 399-8862

Weber County Commission
NOTICE OF DECISION

December 13, 2016

Brad Blanch
Case No.: Conditional Use Permit 2016-19

You are hereby notified that your CUP application for Terakee Farm PRUD, a 232 unit Planned Residential Unit Development located at approximately 700 North 3600 West, was heard and approved by the Weber County Commission in a public meeting held on December 6, 2016, after due notice to the general public. The approval was granted subject to the following conditions:

1. A "Side, facing street corner lot" setback standard shall be added to the final subdivision plat for review and approval.
2. A note is added to the preliminary subdivision plan stating the single family homes within the development have been approved in whole or in part for nightly rentals or monthly rentals including the ability to utilize lockout sleeping rooms for nightly rentals.
3. The applicant will need to work with the Weber County Commission and Weber County Engineering Division regarding the access along 3600 West during the preliminary subdivision process to ensure adequate access to the development.
4. The lots that have been identified as "mixed use" lots will be restricted from such uses as manufacturing, industrial and auto repair due to the close proximity of the adjacent property owners.
5. Additional landscaping plans will be included in the preliminary and final subdivision design for the Terakee Park area and will be further evaluated at that point in the process.
6. The developer shall provide proof of financial feasibility for the development.
7. Additional parking areas will be added to ensure that street parking does not create hazardous traffic conditions and congestion.
8. The applicant shall demonstrate during the subdivision process the following:
 - a. the ability to provide culinary water to the development
 - b. flood zone mitigation for the development
 - c. infrastructure viability specific to culinary water, wastewater/sewer services and any additional infrastructure that will be required per the LUC
 - d. a traffic safety plan/traffic study that will address ingress and egress and the safety for children along 3600 West

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the West Central Weber County General Plan.
2. With the recommended conditions, the proposal complies with the applicable County ordinances.
3. The building uses, locations, lot area, width, yard, height and coverage regulations proposed are acceptable as shown on the preliminary subdivision.
4. The proposed master planned development is in conformance with the approved Zoning Development Master Planned.
5. The proposal to preserve a parcel containing at least 50 acres or more may receive up to a 50% bonus density.
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.

The next step in the process is to ensure complete compliance with the above listed conditions of approval. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at rkippen@co.weber.us.ut or 801-399-8768.

Respectfully,
Ronda Kippen
Weber County Planner II

The decision of the County Commission may be appealed to the Board of Adjustments by filing such appeal within 15 days after the date of the meeting.