

Open Space Preservation Plan for Farvero's Legacy Cluster Subdivision

Favero's Legacy Cluster Subdivision consists of 8.302 acres. It is divided into 10 residential lots, ranging in size from approximately 14,475 square feet to 15,087 square feet. - The land is in an A-1 zone, which allows for a minimum 40,000 square foot lot and one lot per acre. It would be expected that an owner could, under the current zoning of the land, develop approximately 7 to 8 lots on this property considering land configuration and required street improvements. This property is served by all utilities including sewer and secondary water, which is not common in western Weber County. The owners of the property have determined that a more efficient use of the land would be to develop it into a cluster subdivision, as allowed in an A-1 zone. The advantages of this type of development include:

- Open spaces surrounding residential lots. (In this subdivision they will be used for agricultural uses.)
- Open spaces will be preserved in perpetuity by deed restriction and CC&Rs
- Lot sizes will encourage better maintained residential lots, less weed patches
- Continued compatibility with the rural nature of the surrounding land in the area
- Open spaces could be more easily maintained and more productive with properly sized equipment
- Reduced amount of infrastructure to be maintained by government entities going forward
- This subdivision has been designed giving consideration to the rural nature of the land around it by sizing the lots at ranging in size from approximately 14,475 square feet to 15,087 square feet. . The Open Space have been designed to separate lots from the adjacent farm land and sized so that an owner of an open space can effectively and efficiently use farm machinery to maintain the open space. The subdivision has been designed to meet or exceed the requirements set forth in the Cluster Subdivision Ordinance

The Cluster Subdivision Ordinance provides an incentive of bonus density or an increase of the number of residential lots if it is determined that the subdivision meets some or all of the criteria set forth in the ordinance. We request a bonus density of 10% based on the criteria that the subdivision meets the purpose and intent of the ordinance. We also request an additional bonus density of 15% based on the criteria that amenities are provided to the general public such as a community garden. The developer will construct a Community Garden that will be available to the general public (see details below). This will be a total of 25% bonus density.

1. OPEN SPACE PLAN:

- a. This subdivision provides Open Spaces of 4 acres (approximately 54 % of the total acres) adjacent to residential lots in an effort to preserve the rural nature of the area around it. The Subdivision provides lot sizes that most home owners can responsibly care for without looking like a high density small lot development. It also accommodates the individuals that would like to own a larger tract of land close to their home that is part of a well developed subdivision. Open Space is divided into four one acre parcels to maintains the rural feel of the area. This approach should encourage substantial homes of a high quality. The Open Spaces are sized to allow an owner to equip the property for good maintenance.
- b. The Open Space will be individually owned and preserved by a recorded preservation easement on each parcel identifying it perpetually as an Open Space Parcel. Deed restrictions to this effect will be placed in each Open Space Parcel deed.

- c. Individual owners will be responsible for the ongoing maintenance of their part of the Open Space.
 - d. The Final Plat - show a proposed building envelope for each Open Space parcel, or subdivision of an Open Space parcel, which will not exceed 5% of the total size of the parcel. These are non residential building. Building built inside of these designated envelopes will be used for agricultural purposes, storage of equipment, shelter for animal and commodities. All buildings will be built with new materials and completed within 12 months from the time they are started. These requirements will be regulated by the CC&Rs that will be recorded with the final plat .
2. OWNERSHIP:
- a. Open space in this subdivision will be sold to and owned in the future by individuals who own a lot in the subdivision.
 - b. A plot is being designated as a COMMUNITY GARDEN. This plot will be owned by one who is an owner of a lot in the subdivision.
 - c. A note on the final recorded plats will describe the ownership standard for all lots in - the subdivision, along with restriction on each deed.
3. MAINTENANCE:
- a. The preferred approach will be to sell the Open Space in parcels sized, so an owner would have sufficient land to justify the acquisition of a small amount of equipment to maintain his land.
 - b. The developer will record, Covenants, Conditions and Restriction on all lots and Open Spaces in the subdivision that will require a high standard of maintenance for items such as weed control, upkeep and repair of all improvements and abandoned vehicles and equipment removal. This will provide other property owners the ability to resolve maintenance concerns.
 - c. Owners are required to manage and maintain the Open Space in a manner that is consistent with the Open Space Preservation Plan.
4. PRESERVATION:
- a. An approved preservation easement will be recorded on each Open Space parcel, identifying each as an Open Space along with deed restrictions.
 - b. Purchaser and subsequent purchasers will be required to use these Open Space parcels and associated building for agricultural uses only as restricted by the easement.
5. Community Garden Parcel:
- a. In the Open Space as shown on the subdivision preliminary plan, the developer will create a community garden parcel. This garden parcel will be open to the general public. The developer will fence the perimeter of the parcel. On half of the space 4' by 12' grow boxes will be built with 5 foot paths in between each box for access. The remainder of that the parcel will be prepared for regular gardening plots. The developer will provide access to irrigation water. A portion of the parcel would be set aside for future development by an Association of Users and their management (see below) according to their desires.
 - b. An Association of Users will be created by the developer to oversee the management and future development of the parcel. The association would consist of and be managed by a president and two board members. All shall be owners of lots in the subdivision. Each would serve for a period of two years in their appointed position. Then the two board members, in turn, would move to be president, at the end of the first president's term. Each two years, a new board member would be called to serve on the board and ultimately become president. Their responsibilities would include insuring that the parcel is well maintained, leasing out of the undeveloped portion, receiving,

depositing and safeguarding performance deposits and rents, if any, as appropriate and paying for assessments, liability coverage and future development of the parcel.

- c. This parcel will be open to the community for production of vegetables, fruits and other food stuffs for personal use only.
- d. The developer will create an appropriate marker and entryway that will set the community garden parcel apart from the other Open Spaces of the subdivision.

Reasons for creating a Community Garden:

Community workers, public health officials and urban planners are increasingly concerned about declining levels of physical and psychological health of the public.

The reasons behind this alarming trend are complex.

Research found that community gardens have resulted in a broad range of positive physical and psychological well-being outcomes for the public. These included providing opportunities for individuals to relax, undertake physical activity, socialize and mix with neighbors, sharing across culturally different backgrounds and religions. The gardens also afforded opportunities to learn about horticulture and sustainable environmental practices, such as composting and recycling, as well as being an important source of low-cost fresh produce for a healthy diet.

Research confirms that community gardens can play a significant role in enhancing the physical, emotional and spiritual well-being necessary to build healthy and socially sustainable communities. The importance of community gardens to the public is likely to grow as the trend for consolidated and densely populated urban areas increases.

Not only is a community garden a safe place for active children's play, it is where many families grow fresh fruit and vegetables, as well as ornamental flowers while they grow closer together. Gardening involves regular and enjoyable physical activity and when the work is done, the area is an ideal place for recreation with friends and relatives.

- There are many in the larger community that would like to have the advantage of raising their own vegetables in a clean rural environment, but lack the space to do so.
- Community gardens increase a sense of community ownership and stewardship.
- Community gardens foster the development of a community identity and spirit.
- Community gardens bring people together from a wide variety of backgrounds (age, race, culture, social class).
- Community gardens build community leaders.
- Community gardens offer a focal point for community involvement, and can lead to community-based efforts to deal with other social concerns.
- Community gardens provide opportunities to meet neighbors.
- Community gardens increase eyes on the street.
- Community gardens produce traditional crops otherwise unavailable locally,
- Community gardens take advantage of the experience of older community members to produce a significant amount of food for the household,
- **Youth**
- Community gardens offer unique opportunities to teach youth about:
 - Where food comes from
 - Practical math skills

- Basic business principles
 - The importance of community and stewardship
 - Issues of environmental sustainability
 - Job and life skills
- Community gardens allow families and individuals without land of their own the opportunity to produce food.
 - Community gardens provide access to nutritionally rich foods that may otherwise be unavailable to low-income families and individuals.
 - Urban agriculture is 3-5 times more productive per acre than traditional large-scale farming!
 - Community gardens donate thousands of pounds of fresh produce to food pantries and involve people in processes that provide food security and alleviate hunger.
- Studies have shown that community gardeners and their children eat healthier diets than do non-gardening families.
 - Eating locally produced food reduces asthma rates, because children are able to consume manageable amounts of local pollen and develop immunities.
 - Exposure to green space reduces stress and increases a sense of wellness and belonging.
 - The benefits of Horticulture Therapy can be and are used to great advantage in community gardens.
 - Community gardens provide a place to retreat from the noise and commotion of urban environments.
 - Development and maintenance of garden space is less expensive than that of parkland.