



# Staff Report to the Western Weber Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action for a conditional use request for Terakee Farm, a 232 unit Planned Residential Unit Development.

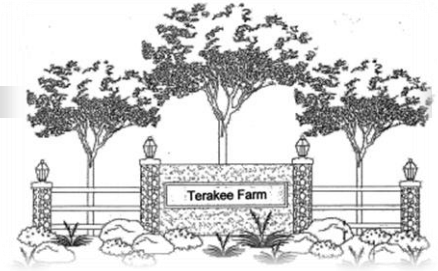
**Type of Decision:** Administrative

**Agenda Date:** Tuesday, November 15, 2016

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

**Authorized Representative:** Brad Blanch

**File Number:** CUP2016-19



### Property Information

**Approximate Address:** 700 North 3600 West

**Project Area:** 158.1 acres

**Zoning:** A-2

**Existing Land Use:** Vacant

**Proposed Land Use:** Residential

**Parcel ID:** 15-028-0001, 15-028-0005, 15-028-0006, 15-028-0019, 15-028-0039, 15-028-0046, 15-028-0047, 15-028-0049

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

### Adjacent Land Use

<b>North:</b> Agriculture	<b>South:</b> Agriculture
<b>East:</b> Agriculture	<b>West:</b> Agriculture

### Staff Information

**Report Presenter:** Ronda Kippen  
[rkippen@co.weber.ut.us](mailto:rkippen@co.weber.ut.us)  
 801-399-8768

**Report Reviewer:** SM

## Applicable Ordinances

- Title 101, Chapter 1 General Provisions, Section 7, Definitions
- Title 104, Zones, Chapter 7 Agricultural A-2 Zone
- Title 108, Chapter 1 Design Review
- Title 108, Chapter 4 Conditional Uses
- Title 108, Chapter 5 Planned Residential Unit Development
- Title 108, Chapter 8 Parking and Loading Space, Vehicle Traffic and Access Regulations

## Summary and Background

The Planning Division recommends approval of the conditional use request for Terakee Farm, a Planned Residential Unit Development (PRUD) located at approximately 700 North 3600 West in West Weber. The proposal is a master planned project consisting of 232 units (see Exhibit A for the project narrative & Exhibit B for the conceptual plan). The proposed development is zoned A-2 Zone. The authorized representative is currently under contract to transfer the property into one ownership prior to moving forward with the actual development of the PRUD as required in the Uniform Land Use Code of Weber County (LUC) §108-5-6-(a).

The PRUD will be a two-phased development consisting of 206 single family lots ranging in size from 5,454 square feet to 74,847 square feet and 26 Accessory Dwelling Units (see Exhibit B for the conceptual PRUD layout). The proposed PRUD will offer a variety of housing options (see Exhibit C) and includes approximately 69.5 acres of open space. The open space accounts for approximately 43.95% of the total project boundary area. 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 is requesting a 50% bonus density based on

preserving 50 acres or more as an agricultural parcel. With the 50% bonus, the applicant will be able to add an additional 77 units to the 155 base units for an overall density of 232 units.

The proposed development is considered an “agro-community” which has been gaining popularity across the country and if approved, Terakee Farm will be the first agro-community in Weber County. The idea of the agro-community is to enable residents of Weber County the opportunity to be a part of a sustainable and health centered community. The residential lots will be surrounded by a park, river trails, an equestrian barn and two “in use” agricultural parcels that will provide fresh seasonal produce for the community. The development is modeled after the “Agritopia” development in Gilbert, Arizona.

The applicant would now like to move forward with the development process and has submitted the required information as outlined in LUC §108-5 for consideration and approval of the proposed PRUD which is listed as a “Conditional Use” in the A-2 Zone. Conditional use permits should be approved as long as any harmful impacts can be mitigated. The LUC already specifies certain standards necessary for mitigation of harmful impacts to which the proposal must adhere. To ensure that the natural environment is preserved to the greatest possible extent, the Planning Commission, subject to the reviews and recommendations of the required public agencies, must review and approve the general site and architectural design of the building, the layout of the parking areas and the landscaping.

## 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.”*

**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 0.12 acre lots to 1.71 acre lots and sized to accommodate single family homes. Twenty six “medium sized” lots will be designed to allow for up to one “Carriage House” or accessory dwelling unit per building lot. Any approved “Carriage House” must have a minimum livable area of 400 square feet.

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

- Typical Small Lots (60’ in width & 100’ in depth):
  - Front Yard: 20 feet
  - Side Yard: 5 feet
  - Rear Yard: 5 feet
- Typical Lots (80’ in width & 100’ in depth, lots 108-135):
  - Front Yard: 20 feet
  - Side Yard: 10 feet
  - Rear Yard: 5 feet
- Typical Medium Lots (80’ width & 120’ in depth):
  - Front Yard: 20 feet
  - Side Yard: 10 feet
  - Rear Yard: 5 feet
- Maximum Building Height:
  - Single Family: 35’
  - Mixed Use: 35’
  - Accessory Structures: 35’
  - Equestrian Barn: 45’

The proposal includes the allowance for the housing of agricultural animals and horses to be limited to Lots 175-206 as size permits.

Based on the allowed flexibility of a PRUD, the proposed layout, lot configurations and lot sizes are acceptable. In order to provide clear site standards at intersecting streets throughout the development, staff recommends adding to the minimum setback standards on the final subdivision plats a setback for "Side, facing street corner lot". This setback should, at a minimum, match the proposed front yard setback of the applicable neighborhood. A condition of approval has been added to staff's recommendation to ensure the additional "Side, facing street corner lot" setback standard is added to the final subdivision plats for review and approval.

It is anticipated that during each individual phase, the County review agencies will be able to more thoroughly vet the preliminary and final development details to ensure adequate measures have been taken to mitigate any potential harmful impact to the surrounding areas.

Conditional Use Review: The proposed PRUD is conditionally allowed in the A-2 zone. A review process has been outlined in LUC §108-4-3 to ensure compliance with the applicable ordinances and to mitigate anticipated detrimental effects. As a requirement of the conditional use permit, the applicant has provided a "Will-Serve Letter" from Taylor West Weber Water Improvement District and Central Weber Sewer District (see Exhibit E) for culinary and waste water services. The applicant during the subdivision phase will be required to provide proof of secondary water availability. The applicant has provided the required material to facilitate a thorough review of the proposed project including the project narrative, vicinity map, conceptual layout, and proposed landscaping and lighting for the development.

The general requirements for consideration by the planning commission for the proposed planned residential unit development include items such as the architectural design of buildings and their relationship on the site and development beyond the boundaries of the proposal; which streets shall be public and which shall be private; the entrances and exits to the development and the provisions for internal and external traffic circulation and off-street parking; the landscaping and screening as related to the proposed uses within the development and as a means of its integration into its surroundings; lighting and the size, location, design, and quality of signs if any; the residential density of the proposed development and its distribution as compared with the residential density of the surrounding lands, either existing or as indicated on the zoning map or general plan proposals of the county as being a desirable future residential density; and the demonstrated ability of the applicant to financially carry out the proposed project under total or phase development proposals within the time limit established.

The majority of these considerations will be addressed in the design review portion of staff's analysis of the proposal. The applicant will be required to provide a cash escrow to be held by Weber County for the improvements within the development. If the Planning Commission would like the developer to provide proof of financial feasibility for the development, a condition of approval will need to be added to request the additional information for review.

Design Review: The proposed conditional use mandates a design review as outlined in the LUC §108-1 to ensure that the general layout and appearance of the development shall not impair the orderly and harmonious development of the neighborhood nor impair investment in and occupation of the neighborhood. As part of this review, the Planning Commission shall consider the relevant standards for the proposed conditional use and impose conditions to mitigate deficiencies where the plan is found deficient. The standards for consideration are as follows:

1) *Considerations relating to traffic safety and traffic congestion.* The proposal includes access from the existing County road identified as 3600 West and will provide a future stubbed road to the adjacent property to the northwest of the development to provide for traffic circulation and facilitate connectivity for future development. Due to the natural habitat of the surrounding land, additional roads are not being required to be stubbed at this time. The applicant has received preliminary feasibility from the Weber Fire District for the proposed development. The applicant will need to adhere to the requirements of the Fire Marshal during the subdivision process. The applicant will also need to work with the Weber County Commission and Weber County Engineering Division regarding the access along 3600 West. A condition of approval has been included in staff's recommendations to ensure adequate access is created during the subdivision process.

Parking: Terakee Park is surrounded by residential building lots and is considered an open space amenity to the community within the Terakee Farm PRUD. The park is within walking distance of the majority of the development. Parking has not been provided for the park; however, according to LUC§108-8-5 "The Planning Commission may adjust parking standards if it is determined that unusual or unique circumstances or conditions relating to the operational characteristics of the use exist in a manner or to such a degree that such adjustment is equitable and warranted." Parking for the park may not be necessary due to the park being more of a

“neighborhood park” instead of a community park; however, measures may need to be addressed to ensure that parking along the County roads for the use of these amenities is discouraged.

Accessory non residential uses are allowed for PRUD’s of 100 units or more to provide necessary services to the residents of the development. The mixed use lots have been identified as Lots 98, 109, 110, 111, 112, 113, 114, 124, 145, 158, 159 and 174. These lots will be used for commercial uses on the main floor with optional living space on the second floor. During the preliminary subdivision process, the applicant will identify what service oriented businesses should be allowed that will benefit the community. This will be an essential part of the preliminary design to ensure adequate lot size and adequate parking will be accounted for during the early development process. Additional parking details will be necessary as the commercial uses are developed and will be addressed during the design review process for each of these units. The Planning Division feels that a condition of approval that would restrict such uses as manufacturing, industrial and auto repair should be considered due to the close proximity of the adjacent property owners; therefore a condition of approval has been added to staff’s recommendations.

The applicant is proposing as part of the PRUD that all housing units within the development will be able to be used in whole or in part (such as lockout sleeping rooms) for nightly and/or monthly rentals. This is an option that is allowed in PRUD’s and if granted must be noted on the final subdivision plat. A condition of approval has been added to staff’s recommendation to ensure that a note is added to the final subdivision plat stating the development has been approved for nightly rentals.

As part of the PRUD proposal, the applicant has also requested to have the ability to locate 26 “Accessory Dwelling Units” (ADU’s) or Carriage Houses on the medium sized lots. The specific lots have not been identified yet, but will need to be identified during the preliminary subdivision process to ensure adequate lot area for the primary dwelling and for the ADU as well as the additional parking that will be required for the ADU.

Adequate parking will need to be shown on the preliminary subdivision plan for the Community Center and Farmer’s Market as well as any parking that may be necessary for the indoor and outdoor riding arena’s which will be necessary to accommodate the unloading and loading of the animals in these areas of the development. Due to the agricultural nature of the riding arenas and agricultural structures, hard surface parking is not required.

The Planning Commission may impose a condition that there be additional parking areas to ensure that on street parking does not create hazardous traffic conditions and congestion as a condition of approval if deemed necessary.

2) *Considerations relating to outdoor advertising.* The applicant has provided details for the ground entrance monument for Terakee Farm including the proposed planting material table (see Exhibit F). The building materials for the entry sign will be weather resistant steel and wood based products. The applicant has not proposed any additional signage or outdoor advertising as part of the application. Since we have not received sufficient information regarding the architectural style, business type, landscaping and parking for the lots that have been identified as having the potential for mixed use, these lots will be required to go through a separate design review application to review outdoor advertising, landscaping and parking for the structures. If the developer would like to have any signage within the development, a signage plan will need to be submitted for review and approval prior to installation of any signage outside of the typical required traffic signs.

Lighting: The applicant is currently pursuing certification with the International Dark Sky Organization for lighting and environmental preservation; therefore, lighting within this development is being proposed to be night sky compliant.

3) *Considerations relating to landscaping, screening and buffering.* The applicant has on a conceptual level addressed the areas in the development that will be landscaped. Staff feels that the landscaping, screening and buffering requirements of the Design Review as outlined in LUC §108-1-4(3) by surrounding the small and medium lots with large productive agricultural parcels that will act as a buffer

to the adjacent agricultural parcels. The larger lots will be similar in size to those building lots outside of the PRUD and should not require any buffering or screening from the adjacent properties. 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.

4) *Considerations relating to buildings and site layout.* The development will be done in two separate phases. Phase 1 will include Lots 1-174 and will include the agricultural farm area and the neighborhood park. Phase 2 will include Lots 175-206, the community center, the farmer's market and the equestrian barn, indoor/outdoor riding arena and additional agricultural facilities. The individual lot layout has been reviewed against the design criteria of the current zoning in the LUC §104-7 and the Design Review in the LUC §108-1. The lot sizes in the PRUD will vary from 0.12 acre lots to 1.71 acre lots. The development areas are broken down into three development areas as follows:

- Small Lots: 24.2 acres/128 lots
- Medium Lots: 14.6 acres/46 lots
- Large Lots: 33.5 acres/32 lots

The small lots will range in size from approximately 5,454 square feet to 11,317 square feet and will be located in the center of the development surrounding "Terakee Park". The medium lots will range in size from approximately 10,731 square feet to 21,174 square feet and will surround the smaller lots in the development. The large lots will range in size from approximately 21,819 square feet to 74,847 square feet. The larger lots will be located along the northwestern side of the proposed development.

As mentioned earlier, the applicant has based the design of Terakee Farm after a well known agro-community in Gilbert, Arizona known as "Agritopia". The applicant has provided pictures of the desired architectural design and standards for the homes, farm stand, and equestrian barn (see Exhibit G). The building materials for the single family houses will be primarily wood-framed with brick, stone, stucco and/or pre-painted engineered wood products. The equestrian barn will be constructed as shown on below and the indoor riding arena will be a steel beam structure.



Common Area/Open Space: The general requirements for a PRUD identify the need to preserve common open space. The applicant is proposing to preserve approximately 69.5 acres of agricultural property for up to a 50% bonus density. The proposed layout identifies the agricultural parcels in a light green color and labeled as "Terakee Farm". A portion of this area will include the community center, farmers market, equestrian area and the remaining agricultural structures identified on the plan. The applicant will need to provide with the preliminary plan an agricultural preservation plan for approval by the planning commission and record an agricultural preservation easement on the parcels during the final subdivision phase.

The proposal also includes Terakee Park in the center of the development. This area will be required to be dedicated upon recording following:

Complying with the provisions of the Condominium Ownership Act, U.C.A. 1953, § 57-8-1 et seq., as amended, which provides for the payment of common expenses for the upkeep of common areas and facilities.

Any CC&R's will need to comply with the provisions of the Condominium Ownership Act, U.C.A 1953, §57-8-1 et seq. per LUC §108-5-6(d)(3) for the preservation, maintenance and ownership of the common area. Prior to receiving final approval of the subdivisions, the applicant will need to provide to the County a copy of the proposed CC&R's for review as well as a cash escrow to be held by Weber County for the proposed improvements including the amenities in the common and open space areas. The dedication language on the final plat will need to include language to grant ownership of the common area to the applicable ownership.

5) *Considerations relating to utility easements, drainage, and other engineering questions.* During the preliminary and final subdivision process, the applicant will be required to provide civil engineered drawings that identify the existing and proposed topography, contour lines, stream corridors, utilities, easements and drainages. The conceptual plans appear to provide adequate setbacks for the yard and stream corridor; however further evaluation will take place during the preliminary plan review. The applicant will need to adhere to all conditions of the Engineering Division including but not limited to easements and utilities to and through the property, site improvements and storm water drainage.

6) *Considerations relating to prior development concept plan approval associated with any rezoning agreement, planned commercial or manufacturing rezoning, or planned residential unit development approval.* The proposed site does not have any type of development agreement associated with the property; therefore considerations pertaining to this portion of the code are not applicable at this time.

Review Agencies: Due to the conceptual nature of the proposal, the Weber County Surveyor's Office and Engineering Division have not reviewed the proposal. The Weber Fire District has reviewed the proposal and has provided the applicant with a preliminary feasibility letter (see Exhibit H). A condition of approval has been made part of the Planning Division's recommendations to ensure that any conditions of the applicable reviewing agencies are strictly adhered to.

Public Notice: Public notice is not required for conditional use applications; however a courtesy notice has been mailed to all property owners of record within 500 feet of the subject property regarding the proposal.

## Summary of Planning Commission Considerations

- Does this proposal comply with the applicable PRUD ordinance?
- In considering the proposed planned residential unit development, the planning commission shall review and consider the following, as applicable:
  - *The architectural design of buildings and their relationship on the site and development beyond the boundaries of the proposal.*
  - *Which streets shall be public and which shall be private; the entrances and exits to the development and the provisions for internal and external traffic circulation and off-street parking.*
  - *The landscaping and screening as related to the proposed uses within the development and their integration into the surrounding area.*
  - *Lighting and the size, location, design, and quality of signs.*
  - *The residential density of the proposed development and its distribution as compared with the residential density of the surrounding lands, either existing or as indicated on the zoning map or general plan proposals of the county as being a desirable future residential density.*
  - *The demonstrated ability of the applicant to financially carry out the proposed project under total or phase development proposals within the time limit established.*

## Staff Recommendation

Staff recommends approval of the request for a conditional use permit for Terakee Farm PRUD, a 232 unit Planned Residential Unit Development. This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. A "Side, facing street corner lot" setback standard shall be added to the final subdivision plats 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.

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.

## Exhibits

- A. Project Narrative
- B. Terakee Farm PRUD Conceptual Plan
- C. Proposed Architectural Housing Renderings
- D. Proposed Lot Layout & Setbacks
- E. Feasibility Letters
- F. Entrance Monument and Planting Legend
- G. Architectural Photos of Proposed Development
- H. Fire Preliminary Feasibility

## Location Map



**Terakee Farm®**  
**Planned Residential Unit Development (PRUD)**  
**Conditional Use Permit Application**  
Date Submitted: September 6, 2016

**Project Narrative –**

1) Project Name:

Terakee Farm PRUD

2) Applicant Information:

Brad Blanch  
1060 East 3400 North  
North Ogden, Utah 84414  
(801) 668-8565  
bradblanch@gmail.com

3) Project Engineer:

Great Basin Engineering  
Andy Hubbard  
5746 South 1475 East  
Ogden, Utah 84403

- 4) Project Narrative: Terakee Farm is a PRUD located in West Weber, Utah at approximately 700 North and 3600 West. Terakee Farm is designed around the concept of “Get to Know Your Neighbor” and is intended to create a family friendly, multi-generational environment. The project area consists of approximately 158 acres that are currently in the Agricultural Zone (A2) of Western Weber County. None of the proposed residential area sits in the FEMA flood plain. The net developable area is approximately 142 acres, after excluding acreage for roads. Terakee Farm includes approximately 70 acres of open space, including a residential park, a privately owned and operated organic farm, and equestrian space with facilities. There are 206 planned residential building



lots ranging in size from approximately 5,000 square feet to 75,000 square feet, covering approximately 74 acres. There will be 26 cottage units within Terakee Farm that will be built on medium sized building lots for a total of 232 unit-dwellings. Terakee Farm will have an Agricultural Based Open Space Preservation Plan and a recorded easement consistent with Section 108-5-5 (2) (h) of the County's Planned Residential Unit Development Ordinance: "For a parcel containing at least 50 acres or more, up to a 50 percent bonus density may be granted."

**Detailed Vicinity Map** –

- ✓ A Detailed Vicinity Map is attached to this application showing the project name, a north arrow, significant natural and man-made features, and the project site. There are no existing man-made structures currently on this property.

**Overall Development Plan (Site Plan Proposal)** –

- ✓ A detailed Overall Development Plan is attached to this application, showing the project name, a north arrow and scale, existing zoning (A2), total acreage, the location of existing and proposed roads and driveways, the location of proposed building lots, parks, the privately owned organic farm, the equestrian area and buildings and trails, topographical details of the project area with flood-plain boundaries.
- ✓ **Project Phases:** Phase I will include building lots 1 – 174, inclusive of the agricultural farm area surrounding those lots, and the central residential park. Phase II will include building lots 175 – 206, the community center, the farmer's market, and the equestrian area and facilities.

**Feasibility Letters –**

- ✓ Central Weber Sanitary Sewer (attached)
- ✓ Taylor West Weber Water (attached)
- ✓ Weber Fire District (attached)

**Basis for Issuance of Conditional Use Permit –**

- To maintain an agriculturally based, multi-generational family friendly environment, Terakee Farm was designed utilizing Weber County's newly revised PRUD ordinance.
- The use of Weber County's current Cluster Subdivision Ordinance would have required the developer to have housing clusters of approximately 20 units with a minimum of 70-foot wide open space strips of land around each housing cluster. This would have made the development unsuitable for agricultural use and would detract from the community environment.
- Terakee Farm is a thoughtfully planned residential community that maintains an agricultural environment with desirable amenities and residential lots for community members.
- Terakee Farm will be compatible with, and complimentary to, the surrounding agricultural nature of the area.
- Terakee Farm has a superior design that will benefit the community and residents, with the farm and equestrian areas as well as desirable amenities and recreational activities.

- Terakee Farm will comply with all regulations and requirements outlined in Weber County's PRUD ordinance for such use, and is fully consistent with the General Plan for Weber County.
- The proposed PRUD development will maintain the current ecology and general use of the property, and will allow Western Weber County to maintain significant open space for the benefit of community members.
- Building materials used within Terakee Farm for building structures will be in accordance to Weber County building standards. Structures, including houses, will be primarily wood-framed with brick, stone, stucco and/or pre-painted engineered wood products. The Indoor Riding Arena will be a steel beam structure.
- All roads and utilities will be designed and built according to Utah Department of Transportation (UDOT) and Weber County standards.
- Terakee Farm is pursuing certification with the International Dark Sky Organization for lighting and environmental preservation.
- Entry signage will be made out of weather resistant steel and wood based products.
- A detailed landscaping plan will be included with preliminary and final engineering designs by a Certified Landscape Architect.
- Terakee Farm will have a secondary water system, designed to sprinkle irrigate all homes, parks, and farming areas (no flood irrigation).

- The residential area is modeled after Agritopia in Gilbert, Arizona, but will be modified to meet building codes, standards, and preferences to the Northern Utah environment.
- Detailed Conditions, Covenants and Restrictions (CCRs) will be recorded with the final approval of the Terakee Farm PRUD.
- The equestrian area will be available to residents as a first priority. There will be 36 stalls available in the barn for lease. The indoor and outdoor arenas are available to residents who are leasing barn space on a first priority basis, general community residents second, and broader non-community residents third.
- Housing of horses and other agricultural animals will be restricted to lots 175 through 206, as size permits. Numbers of animals on these lots will also be restricted.
- The Community Center will be available to the residents of Terakee Farm on a first priority basis and to non-residents second.
- The Farmer's Market will be available for residents and non-residents alike. Residents of Terakee Farm will have access to Community Supported Agriculture (CSA) produce on a priority basis.
- The agricultural area of Terakee Farm will be organized and operated as a not-for-profit entity within the State of Utah. Produce will be organic and marketed beyond the community.
- All housing units within Terakee Farm, in whole or in part, can be used as sleeping rooms (including lockout sleeping rooms) for nightly and/or monthly rentals.

- Accessory non-residential uses will be included in to provide necessary services to the residents of Terakee Farm. Additional documentation will be provided within Terakee Farm's Covenants, Controls and Restrictions recorded with plat final approval documentation.

**Agricultural Based Open Space Preservation Plan –**

- Terakee Park, identified on the Overall Development Plan submitted with this application, will be owned and operated by lot owners and a Home Owner's Association, consisting of residents of the development. Terakee Park will be landscaped with grass, meandering sidewalks, shrubs and trees approved by the Architectural Committee. It will be maintained through contracts with the owner(s) of Terakee Farm (privately owned organic farm and equestrian area). It is anticipated that there will be no Home Owner's Association fees or dues for maintenance of Terakee Park. Terakee Park will be built by the developer during phase I of the development project.
- Terakee Farm's organic farm, equestrian area, community center, and farmer's market will all be privately owned and operated for the benefit of the community. Structures identified on the Overall Development Plan will be designed and constructed by the developer during phase II.
- Common and privately owned open space will be permanently preserved in a manner that is consistent with Weber County standards and requirements.
- The applicant, after receiving an approval for the PRUD and prior to recording or as part of recording the final subdivision plat, shall grant and convey to the County, to each lot owner, and to the Home Owner's Association, an open space

easement over all areas dedicated as common area or individually owned preservation parcels.

- All individually owned preservation parcels will be identified and labeled on the final plat as an agricultural, equestrian, community center, or farmer's market preservation parcel.

### **Water and Waste Water Plans –**

- All building lots and organic farm and equestrian areas will be irrigated with a pressurized system, which will be submitted along with preliminary and final engineering drawings. The Overall Development Plan submitted with this application shows a retention basin that will be used to pump and draw water. There are significant Weber River water rights held by the developer that will cover this entire project. The developer is working closely with the State of Utah on the design of the privately owned water district that will manage secondary water systems.
- The Central Weber Sanitary Sewer District will provide sewer services throughout Terakee Farm. The attached feasibility letter is attached to this application. The sanitary sewer line will be ran down 3600 West, a public road in Weber County, to the development site. Great Basin Engineering will provide detailed sewer line depths and any potential lift stations that may be required with preliminary and final engineering drawings and designs. The position of the sewer line in 3600 West, and within public roads within Terakee Farm, are shown on the Road and Utility Design submitted with this application.

- Culinary water services will be provided by Taylor West Weber Water. The feasibility letter is attached with this application. The position of the culinary water line in 3600 West, and within public roads within Terakee Farm, are shown on the Road and Utility Design submitted with this application.

**Architectural, Landscaping and Lighting Standards –**

- Terakee Farm will maintain Master, Architectural and Community Committees to ensure consistency and compliance to design standards and rules to the benefit of residents and owners. Rules and membership details will be provided and recorded within Terakee Farm's Covenants, Conditions and Restrictions at final approval.
- All Lots shall be used, improved, and devoted to residential use and as otherwise permitted. Each Dwelling Unit construction on the Real Property may be occupied only by a single family.
- The architectural design of all dwelling units and other improvements constructed within the Project shall not be of such a sharply contrasting nature so as to make the dwelling unit and other improvements look unusual or incompatible with the other existing or contemplated dwelling units or other improvements.
- Any Principal Dwelling Unit erected, permitted, or maintained on any lot shall have a minimum livable square footage, excluding garages, porches, guest houses, and patios of fourteen hundred square feet. Any Cottage Dwelling Unity erected, permitted or maintained on any lot that is not attached to or part of a garage shall have a minimum livable square footage of 400 square feet.

- All roofing material used on pitched or sloping roofs shall be the same as that used in the original construction of the dwelling units within the project, unless otherwise authorized and approved in writing by the Architectural Committee. Rolled roofing material may be used on non-air-conditioned patio covers attached to the home when approved in writing by the Architectural Committee.
- All perimeter fences or boundary fences, gates, and garden walls shall be constructed of the same materials as used in the original construction of the perimeter fences, boundary fences, gates, garden walls and dwelling units within the Project. Accent panels or decorative trim may be used with prior written approval and authorization from the Architectural Committee.
- With the exception of planting and landscaping installed by the Declarant, planting and landscaping in an area maintained by the Association, and planting and landscaping that is not visible from the street, no planting or landscaping shall be done and no fence, hedges, or walls shall be erected or maintained on any lot without the prior written approval of the Architectural Committee.
- Within 120 days of occupancy each lot owner shall install plants and other landscaping improvements with a sprinkle or drip system that is sufficient to adequately water the plants and other landscaping in the front and side yards. All shrubs, trees, and other plants of any kind in the front yard and side yard of the lot must be selected from a list approved by the Architectural Committee. All landscaping on a lot and in common areas shall be maintained in accordance with the approved landscaping plans for the project and good landscaping maintenance practices.



- No spotlights, floodlights, or other high-intensity lighting shall be placed or utilized upon any lot, which in any manner will allow light to be directed or reflected on any other lot, except as may be expressly permitted by the Association Rules or the Architectural Rules.
- Terakee Farm will work with the International Dark Sky Organization to maintain the wildlife and ecological environment for the benefit of the community.

**3600 West Street –**

- The Weber County Surveyor, Attorney, and Engineering Offices have taken the position that 3600 West is a public right-of-way.
- Right-of-way is centered on the existing traveled roadway.
- Weber County Surveyor Office put together a detailed map showing Dedicated Right-of-Way, Presumed Right-of-Use Right-of-Way, and proposed Right-of-Way Width and location.
- Weber County will defend the legitimacy of this right-of-way.
- Weber County Parcel 15-044-0008 does exist as a parcel of land and is two rods (33 feet) wide and extends 1,011.4 feet along the west side of Lot 1 of Section 16, Township 6 North, Range 2 West.
- Parcel 15-044-0008 is owned by Weber County and has senior rights to all other parcels in Lot 1 of Section 16.
- Parcel 15-044-0008 lies partially within and partially without the Right-of-Use Right-of-Way thus increasing 3600 West Right-of-Way.
- Weber County will defend the legitimacy of this parcel.



## Terakee Farm®

In the early nineteenth century, Chief Terakee and the Shoshones lived along the Weber River near modern day West Weber, Utah. Prior to being settled by pioneers from the eastern part of the United States, this land is where these people hunted, gathered and farmed for survival. In the 1850s, members of the Blanch family traveled from Europe to help settle the western frontier in Utah. The family obtained property in West Weber and along the lower Weber River through the first federal land grants. Terakee Farm recognizes the spirit of Chief Terakee, the Shoshones and settlers who lived on and preserved this property.

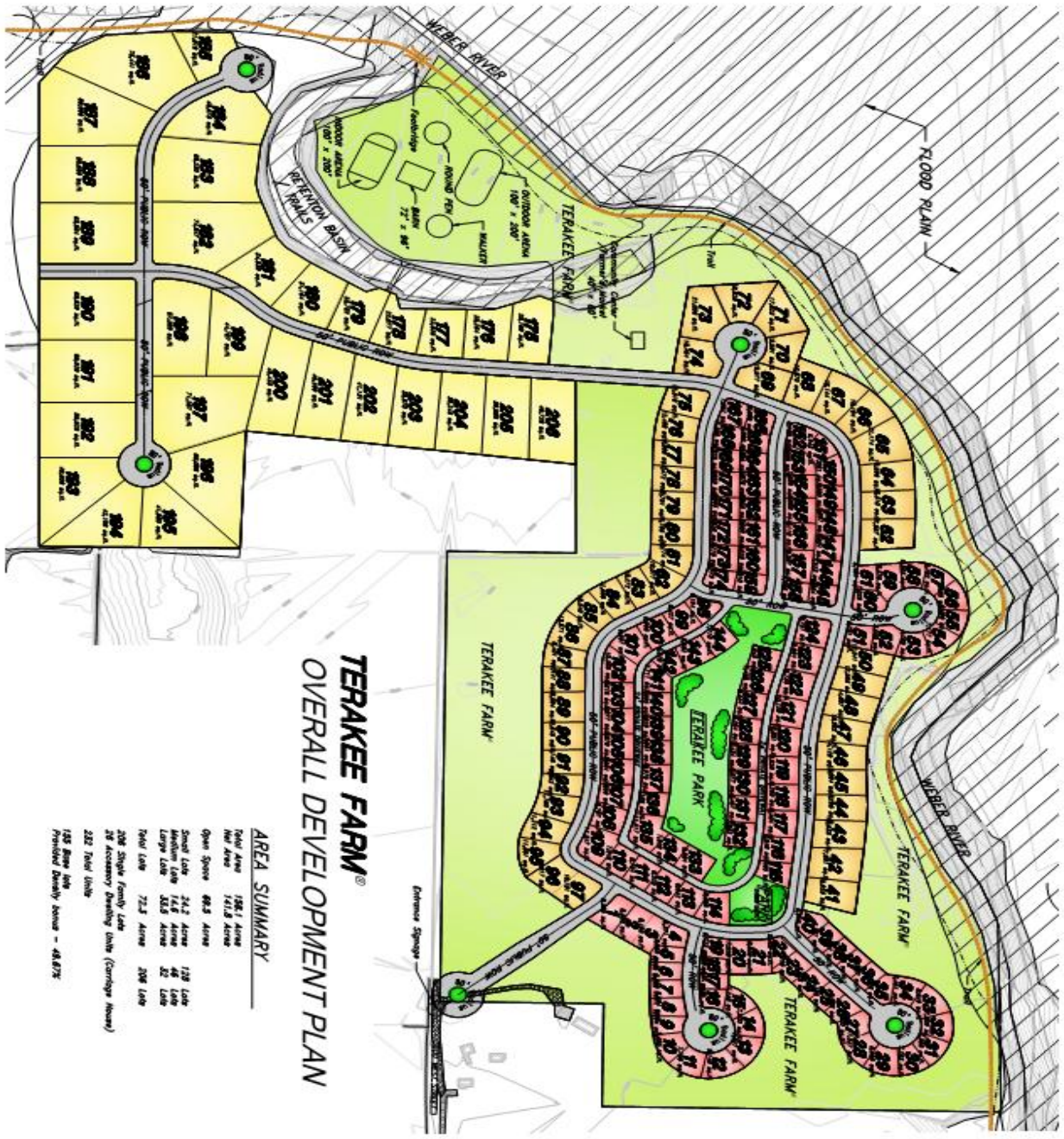
Building upon modern agricultural technology, Terakee Farm will offer a beautiful residential community with views of the Wasatch Mountains and a refreshing pastoral environment. Local, fresh, and organic food will be grown onsite and made available to residents and members of the outlying community.

This agro-community, made up of more than 200 acres, is located conveniently near Ogden, Utah, in a fringe area, where the rural and suburban communities meet. The idea of the agro-community has been gaining traction all over the country, and Terakee Farm will be one of several similar communities within the United States. By building an agro-community right here in Northern Utah, we can be involved in offering residents a sustainable and healthy living option, while also utilizing and adding to an area of Weber County that has been underutilized for decades. Terakee would essentially bridge the gap between a comfortable modern lifestyle and the pastoral community of Weber County's past.

The residential housing development at Terakee Farm will be surrounded by sprawling areas of "in use" agricultural parcels. Fresh and seasonal produce and a thriving community with a park, river trails, and an equestrian center will be available to the residents. Visitors can also come to the farm for educational tours and to buy local produce.

At Terakee Farm, residents and visitors alike can go for a walk through the parcels of outdoor crops, pick fruit from the orchard, or browse one of the greenhouses to see sweet vine-ripened tomatoes being grown and sold right there. Onsite staff will be available to answer questions about the crops and farm, keeping visitors informed about the entire process.

Comfort, style, and all of the aspects of modern living will be available at Terakee Farm with an added emphasis on personally connecting residents and visitors with the fresh produce that is grown onsite. Customers are exposed to the amenities and indulgences of traditional urban living with an added connection to their food source and knowledge that they are supporting responsible and sustainable agricultural practices.



**TERAKEE FARM®**  
OVERALL DEVELOPMENT PLAN

**AREA SUMMARY**

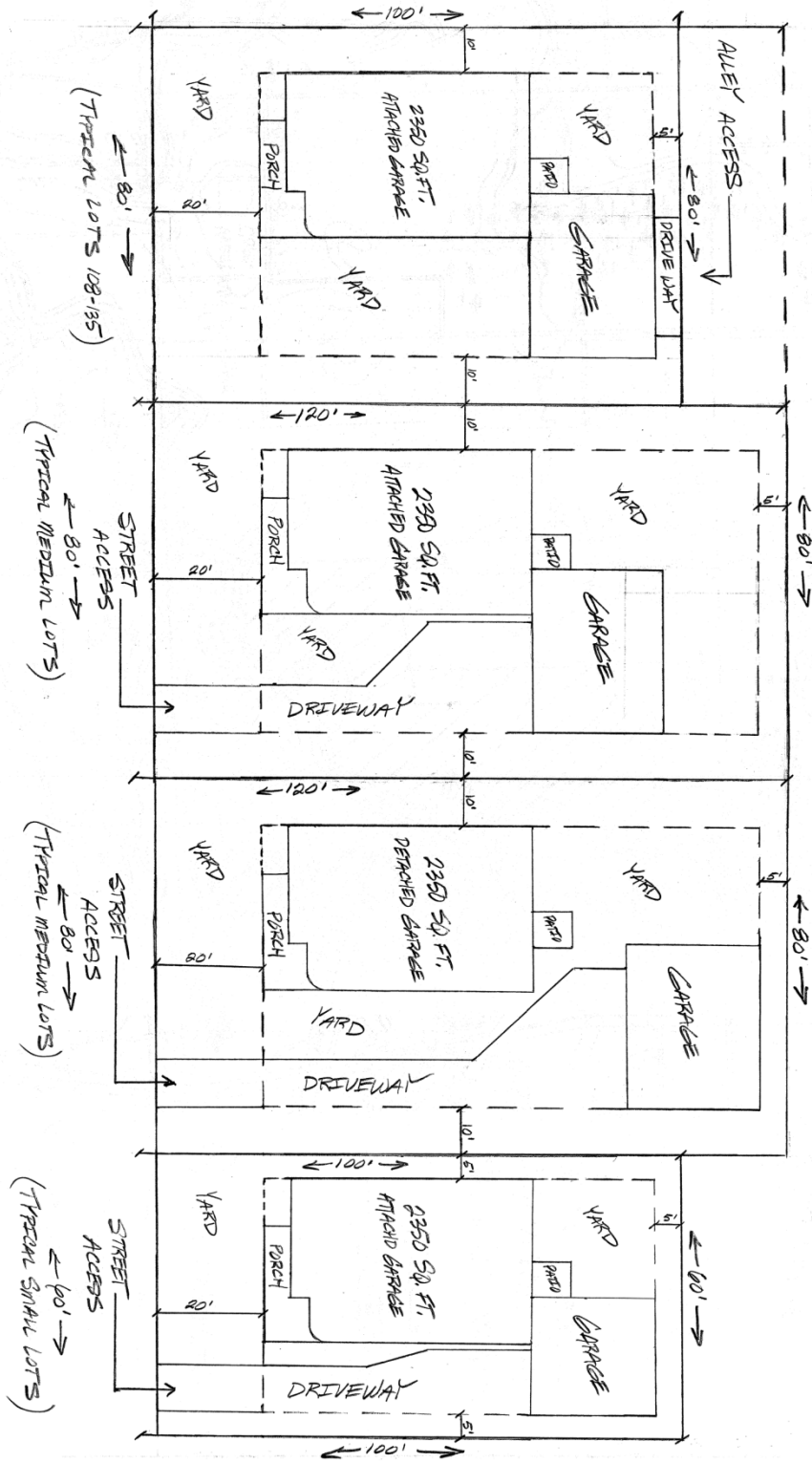
Total Area	188.1 Acres	
Net Area	141.8 Acres	
Open Space	68.3 Acres	
Small Lots	24.2 Acres	128 Lots
Medium Lots	14.6 Acres	46 Lots
Large Lots	30.5 Acres	22 Lots
Total Lots	22.3 Acres	206 Lots
206 Single Family Lots		
28 Accessory Dwelling Units (Cottage Homes)		
232 Total Units		
125 Home Lots		
Provided Density Bonus - 43.8%		



<p><b>Overall Development Plan</b> <b>Terakee Farm® PRUD Subdivision</b> Address: 700 North 2600 West Parker County, Utah A part of Section 8, T8N, 20E, S28&amp;31, U.S. Survey</p>	<p><b>GREAT BASIN ENGINEERING INC</b></p> <p>5746 SOUTH 1495 EAST OGDEN, UTAH 84403                  PH: (801) 564-5515 FAX: (801) 561-0222                  WWW.GREATBASINENGINEERING.COM</p>				



Exhibit D-Lot Standards



TRATTEE FARM<sup>®</sup>  
 SCALE 1/4" = 10'  
 SETBACK DRAWINGS



Central Weber Sewer Improvement District

September 2, 2016

Weber County Planning Commission  
2380 Washington Blvd.  
Ogden, Utah 84401-1473

Reference: Proposed Terakee Farm Subdivision  
Will Serve Letter

We have been asked review the possibility of providing sanitary sewer service for a proposed 218 Lot Terakee Farm Subdivision at approximately 3600 West and 700 North. Central Weber can accept the sanitary sewer discharge from this location. We add the following conditions that must be met prior to any connections being made.

1. The entire parcel of property to be served will need to be annexed into the Central Weber Sewer Improvement District (District) prior to any connection and prior to the selling of lots. An annexation petition is available from the District's Office.
2. The District must be notified for inspection at any time connections are being made to the District's sanitary sewer lines. The District will NOT install, own and/or maintain any of the sanitary sewer lines being extended to serve this property.
3. The plans and details for the sanitary sewer connection into the District's collection system must be submitted to the District for review and approval. The District does not take the responsibility for the design of the collection system for the subdivision.
4. Impact Fees must be paid prior to any connection to the sanitary sewer.

If you have further questions or need additional information please do not hesitate to contact us.

Sincerely,

CENTRAL WEBER SEWER IMPROVEMENT DISTRICT

Handwritten signature of Lance L. Wood in cursive.

Lance L. Wood P. E.  
General Manager

cc: Brad Bianchi

**TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT**  
2815 WEST 3300 SOUTH  
WEST HAVEN, UTAH 84401

September 12, 2016

Weber County Planning Commission  
2380 Washington Boulevard  
Ogden, Utah 84401

To Whom It May Concern:


This is to inform you that Taylor West Weber Water can provide culinary water only for approximately 218 lots for the Terakee Farm Subdivision to be located in West Weber, Utah but District water lines will need to be expanded to serve this.

Requirements:

- \*Water rights fee = Cost will be determined at time of approval and must be paid before starting any construction.
- \*Secondary water = Must provide a pressurized secondary water system
- \*Plan review fee of \$25 per lot will need to be paid when plans are submitted.

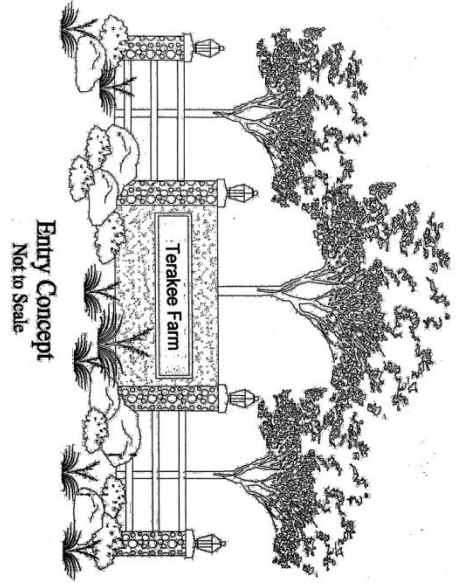
Sincerely,

TAYLOR WEST WEBER WATER IMP. DIST.

  
\_\_\_\_\_  
Val Surrage - Manager

VS/sph

# Exhibit F-Entrance Monument & Landscaping Details



Plant Table

Quantity	Symbol	Scientific Name	Common Name	Planting Size
84	○	Aspen Freeside 'Jefferson'	Aspen Birch Maple	2' cal
47	⊗	Quercus tinctoria 'Spanghofer'	Spanghofer Honeylocust	2' cal
38	⊗	Prunus cerasifera 'Thunderbolt'	Thunderbolt Plum	2' cal
27	⊗	Prunus serotina 'Manzanor'	Manzanor Cherry	2' cal
55	⊗	Pyrus calleryana 'Boufford'	Boufford Flowering Pear	2' cal

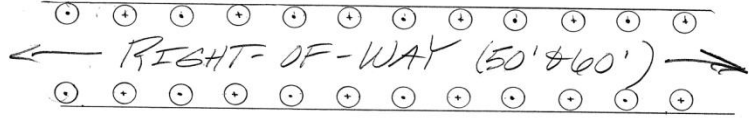
  

Quantity	Symbol	Scientific Name	Common Name	Planting Size
6	○	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	5 gal.
6	○	Syringa japonica 'Magic Carpet'	Magic Carpet Spirea	5 gal.

Quantity	Symbol	Scientific Name	Common Name	Planting Size
2	⊗	Calluna vulgaris 'Karl Foerster'	Karl Foerster Grass	1 gal.
6	⊗	Hieracium spp.	Butyl	1 gal.
2	⊗	Levomeklis	Lavender	1 gal.

Decorative Boulders at Entry  
 Existing Trees - Keep as many existing trees as possible  
 Irrigation to be designed by owner's licensed landscape contractor.



The International Dark Sky Places conservation program recognizes and promotes excellent stewardship of the night sky.

The award-winning Dark Sky Places Program was started by IDA in 2011 to encourage communities around the world to preserve and protect dark sites through responsible lighting policies and public education.

The Dark Sky Places program offers five types of designations:

- 1 International Dark Sky Communities
- 2 Communities are legally organized cities and towns that adopt quality outdoor lighting ordinances and undertake efforts to educate residents about the importance of dark skies.
- 3 International Dark Sky Parks
- 4 Parks are publicly- or privately-owned spaces protected for natural conservation that implement good outdoor lighting and provide dark sky programs for visitors.
- 5 International Dark Sky Reserves
- 6 Reserves consist of a dark "core" zone surrounded by a populated periphery where policy controls are enacted to protect the darkness of the core.
- 7 International Dark Sky Sanctuaries
- 8 Sanctuaries are natural areas (or other dark sites) places in the world whose conservation status is well defined.
- 9 Dark Sky Developments of Distinction
- 10 Developments of Distinction recognize subdivisions, master planned communities, and unincorporated neighborhoods and townships whose planning actively promotes a more natural night sky but does not qualify them for the International Dark Sky Community designation.

How are Dark Sky Places designated?

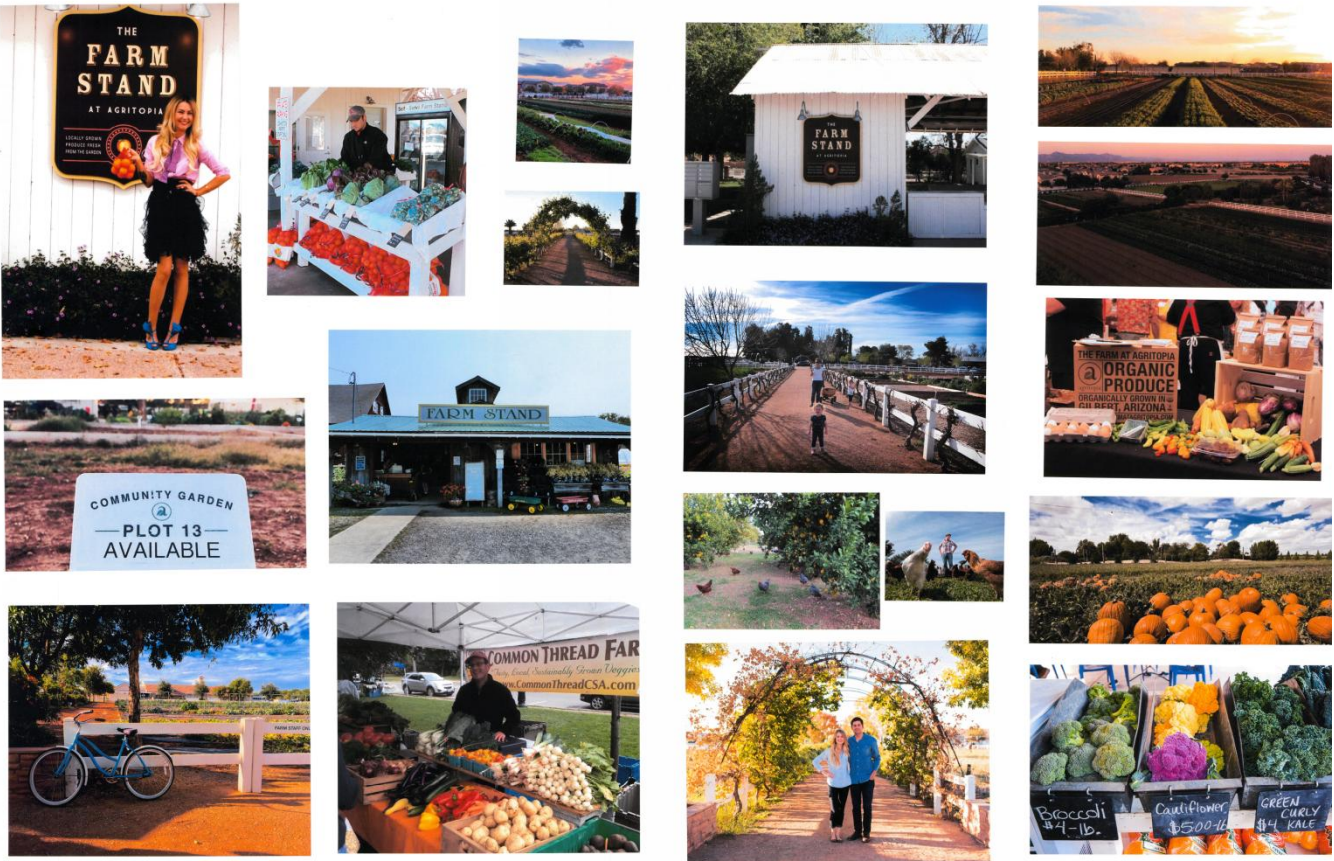
IDA designates Dark Sky Places following a rigorous application process requiring applicants to demonstrate robust community support for dark sky protection and document designation-specific program requirements. Applications are reviewed biannually by an IDA standing committee composed of dark sky experts and previously successful program applicants. Regular status updates ensure that designated places continue to meet IDA's standards.

Under IDA's leadership, dark sky preservation efforts have taken on a new level of commitment. Dark sky preservation efforts to promote their work through media relations, member communications, and social media. A Dark Sky Places designation helps enhance the visibility of designated locations and foster increased tourism and local economic activity.

TERAKEE FARM® - ENTRY & RIGHT-OF-WAY (50' & 60') LANDSCAPE PLAN. LIGHTING TO CONFORM TO WEBER COUNTY STANDARDS W/ INTERNATIONAL DARK SKY DESIGNATION.



Exhibit G-Architectural Pictures





# Weber Fire District

## Preliminary Plan Review

**Date:** September 28, 2016

**Project Name:** Terakee Farm Cluster Subdivision

**Project Address:** ~700 N 3600 W, Weber County

**Contractor/Contact:** Brad Blanch 801-668-8565

**FEE NOTICE:**

Weber Fire District has various fees associated with plan reviews, and inspections. Please be prepared to make payments at the time of inspections or when you pick up your approved plans. Impact Fees are due prior to taking out a building permit. Make checks payable to: Weber Fire District.

---

**PRELIMINARY REVIEW STATUS: FEASIBLE**

**SPECIFIC COMMENTS:**

1. Water Supply Analysis Required: Prior to any construction being done, a water supply analysis shall be completed and submitted by an engineering firm or a fire protection engineer. This water supply analysis must include:
  - a. Building Construction Type
  - b. Available Water for fire-fighting purposes
    - i. Static Flow Rates
    - ii. Residual Flow Rates
    - iii. Flowing GPM
    - iv. Duration of flowing GPM available.
  - c. Statement of conformance/non-conformance to 2012 International Fire Code section 507 and Appendix B as adopted by Weber Fire District (See Resolution 04-2014 at <http://weberfiredistrict.com/services/fire-prevention>).
  - d. If deficiency exists, proposed method to obtain conformance with adopted codes and Resolution 04-2014.
2. Fire Hydrant(s): The maximum spacing between hydrants in a residential area is 500 ft.
3. Fire Flow: Fire flow for the subdivision shall be 1000 GPM.
4. Access: The concept plan indicates a single access road. Per the 2015 International Fire Code, appendix D, two approved fire access roads are required if there are more than 30 one or two family dwellings (see section D107). There is an exception to this requirement which allows a single access road IF all the dwellings are equipped with a fire suppression system.

It has been indicated in discussions with Mr. Blanch that a second emergency access may be possible but that the roadway would be desired to be gated. This may be possible but the secondary access must meet the requirements for load bearing and an all-weather surface. The roadway must also be a minimum of 20 feet in width. Any gates shall either have a Knox padlock or a Knox key switch if



# Weber Fire District

## Preliminary Plan Review

- an electric gate is used.
5. Fire Access roads to any property shall have a minimum clear width of 20 feet (face of curb to face of curb) and a vertical clearance of 13 foot 6 inches and shall be capable of supporting a 75,000 pound load. Roads that are less than 26 feet in width shall be posted with "NO PARKING FIRE LANE" on both sides of the roadway. Roads more than 26 but less than 32 feet in width shall be posted on one side of the roadway. (Roadways and signage shall comply with appendix D of the 2015 International Fire Code as adopted by Weber Fire District).
  6. Roads shall have a maximum grade of 10% unless specifically approved as outlined by the International Fire Code.
  7. Dead end fire apparatus access roads in excess of 150 feet in length shall be provide with an approved area for turning around fire apparatus constructed with the same requirements as the roads.
  8. Roads and bridges shall be designed, constructed and maintained to support an imposed load of 75,000 lbs.
  9. All roads shall be designed, constructed, surfaced and maintained so as to provide an all-weather driving surface.
  10. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
  11. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.

Every effort has been made to provide a complete and thorough review of these plans. This review does not relieve the owner, contractor and/or developer from compliance with any and all applicable codes and standards. Any change or revision of this plan will render this review void and will require submittal of the new or revised layout for fire department review.

Reviewed by: Brandon Thueson  
Fire Marshal

cc: File