



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 Village Phase 1, a PRUD Subdivision, consisting 36 residential lots and one lot for an assisted living center.

Type of Decision: Administrative

Agenda Date: Tuesday, December 12, 2017

Applicant: Five Blanch Properties LLC

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: SB

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

Summary and Background

The Planning Division recommends approval of the preliminary plan for 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 and Notice of Decision). 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 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 (see Exhibit E). 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-1 zone by the following reviewing agencies: Planning Division, Engineering Division and Surveyor Division. Based on these reviews, the application has met 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-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 preliminary plan). 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, 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. Staff recommends that the 50 foot temporary easements located at the end of Ute Lane, Bannock Lane and Cheyenne Lane include language to be placed on the final plat that will vacate the easements upon recording the future phases. By adding this language to the final subdivision plat, the applicant will not be required to file an easement vacation along with the future preliminary subdivision application. A condition of approval will be included to ensure this language is added to the final plat.

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 preliminary plan identifies the common open space as “Open Space” and will be dedicated upon recording to a Community Association. The 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. 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.

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 will be finalized during the final subdivision process as the engineering division continues to work with the applicant and the State of Utah to ensure that these areas are conserved in their natural state as much as possible. A condition of approval will be added to staff’s recommendations to ensure that the wetlands mitigation will be finalized during the final subdivision process.

Culinary water, irrigation water and sanitary sewage disposal: The applicant has provided a feasibility letter from the Taylor West Weber for the culinary water, Hooper Irrigation for secondary water and Central Weber Sewer District. During the final subdivision the applicant will need to provide capacity assessments 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 approved the preliminary plans outlining specific items that will be necessary to address during the final subdivision process. 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: 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. With the exception of the recommended conditions identified in this staff report additional standards and requirements are unnecessary at this time. 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 landscape and street lighting design). 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 as well as a finding that will support such a request.

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 preliminary plan for 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. By adding easement language to the final subdivision plat, the applicant will not be required to file an easement vacation along with the future preliminary phasing subdivision plans.

2. Prior to recording, a note will be added to the final subdivision Mylar to provide notice that the geotechnical report is on file with Weber County Planning Division.
3. Wetland mitigation measures will be finalized during the final subdivision process as the Engineering Division continues to work with the applicant and the State of Utah to ensure that these areas are conserved in their natural state as much as possible.
4. A capacity assessment from the local culinary provider will be required to be submitted with the final submittal application and a construct permit from the State of Utah Department of Environmental Quality Division of Drinking Water must be submitted to Weber County Planning Division prior to forwarding the for final subdivision approval by the County Commission.
5. A cost estimate for the improvements and a draft copy of the agricultural plan and open space preservation plan must be submitted for review prior to the final subdivision being forwarded to the Western Weber Planning Commission and the Weber County Commission.

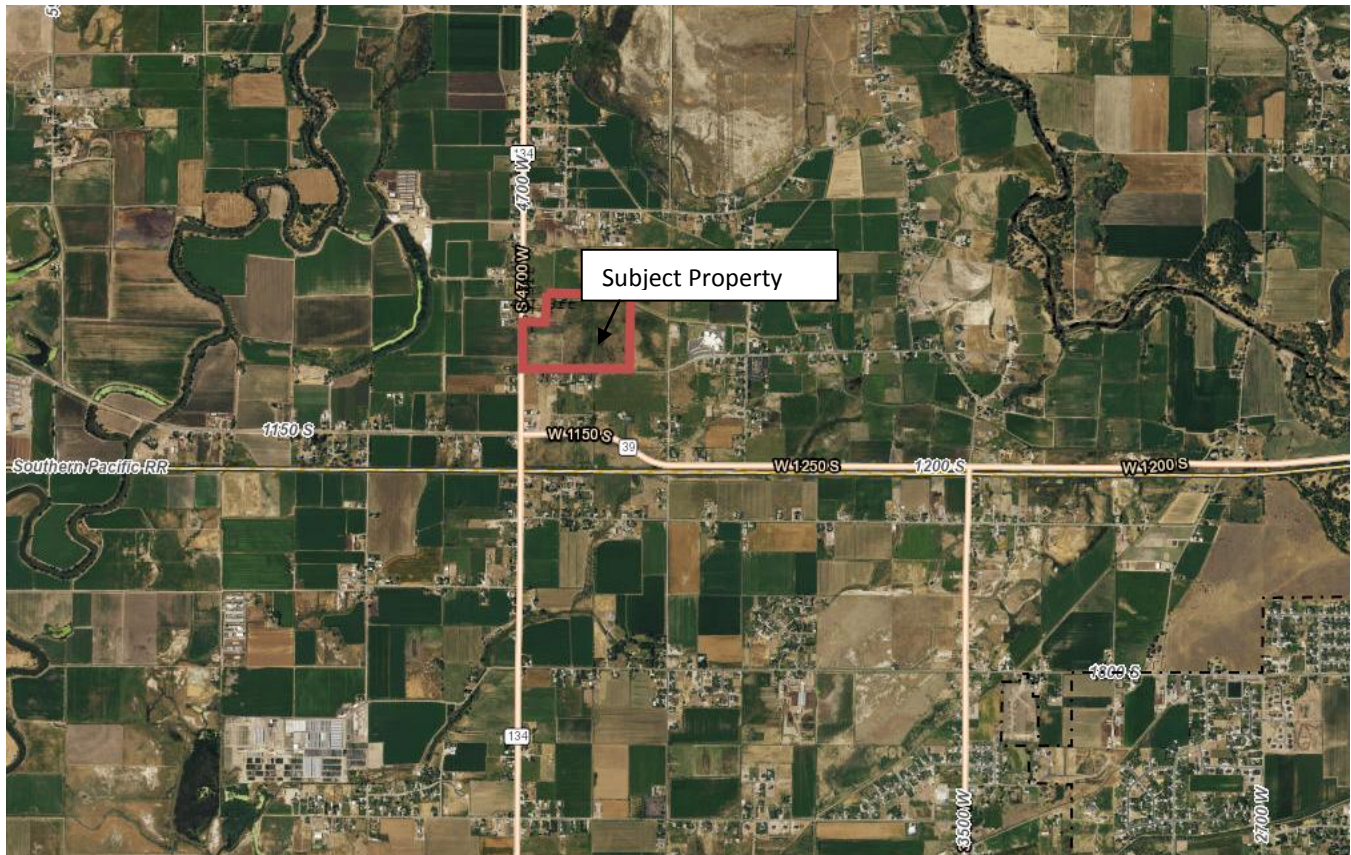
This recommendation is based on the following findings:

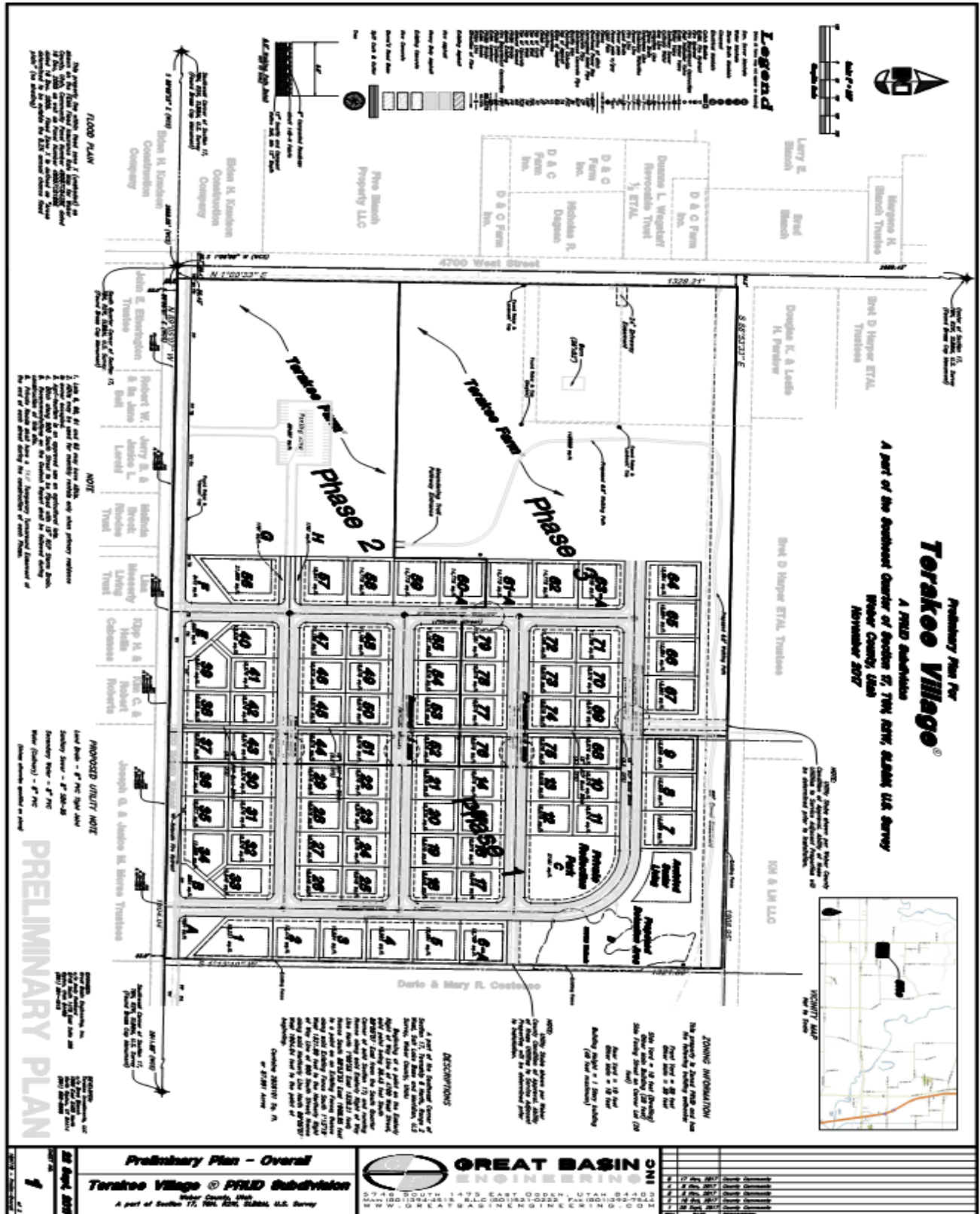
1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable County ordinances.
3. The applicant during the CUP for the PRUD was granted an overall bonus density of 32 percent for the entire project for an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

Location Map

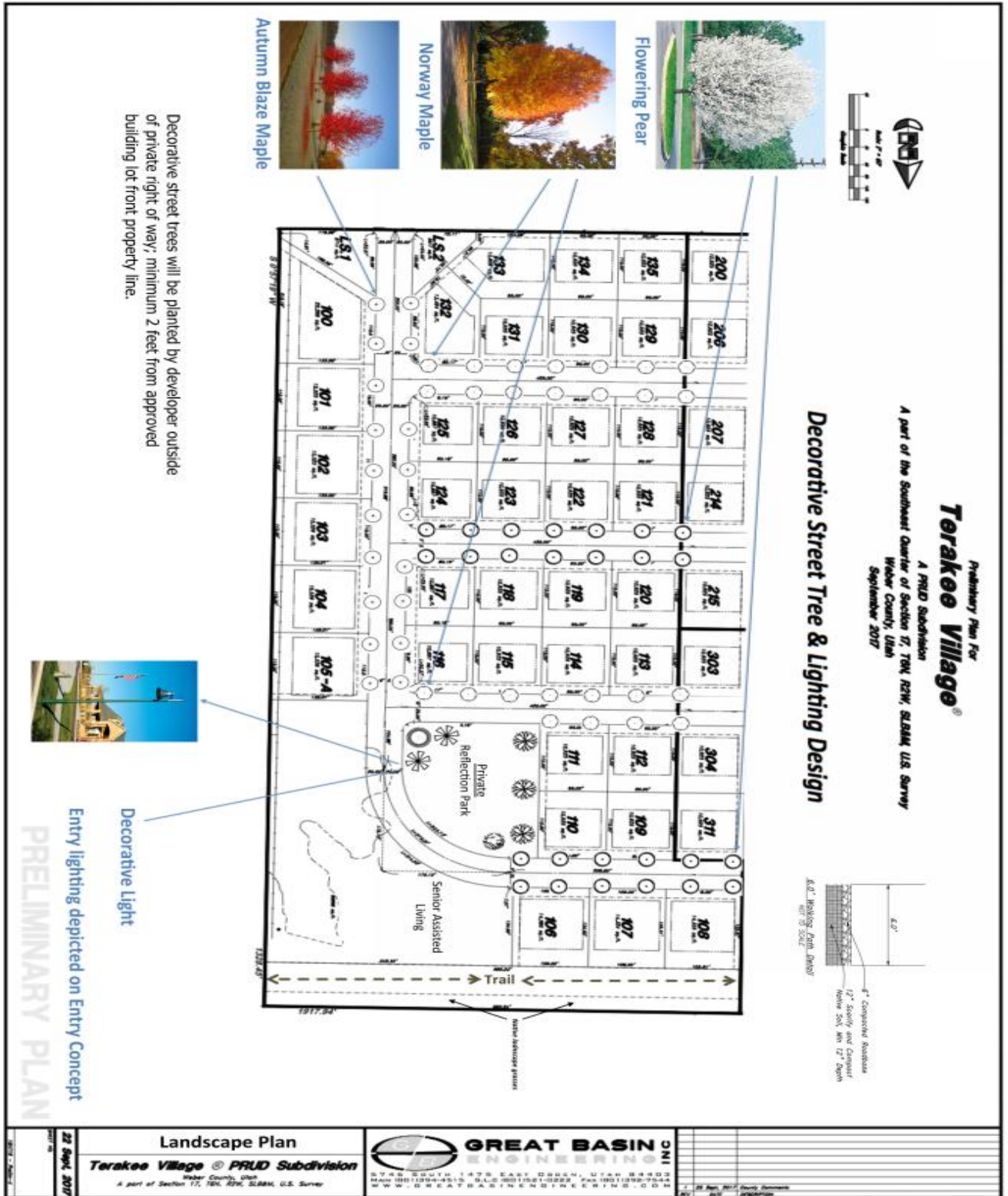






Depiction of Proposed Trees,
Shrubs & Perennials
Terakee Village PRUD

Exhibit C- Landscape and Street Lighting Plan





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

April 21, 2017

Brad Blanch

Case No.: Conditional Use Permit 2017-02

You are hereby notified that your CUP application for Terakee Village, a Planned Residential Unit Development, located at approximately 4700 West 900 South, was heard and approved by the Weber County Commission in a public meeting held on April 11, 2017, after due notice to the general public. The approval was granted subject to all review agency requirements and based on the following conditions:

1. A "Side, facing street corner lot: 20 feet" setback standard shall be added to the final subdivision plats for review and approval.
2. The 4 lots that will have accessory dwelling units will be identified as a note on the preliminary and final subdivision plat to ensure adequate notice is provided for future property owners.
3. That a road stub to the northern property line in a way to continue connectivity with 4450 W. and a road stubbed to the eastern property line near Lot 4, and that all utilities in the right-of-way be stubbed to the property line as well;
4. A note will be added to the preliminary and final subdivision plat stating that if an accessory dwelling unit will be utilized for monthly rentals only when the primary residence will be owner occupied.
5. A Design Review will need to be approved prior to the construction of the Assisted Living Center.
6. A conditional use permit will need to be approved prior to any Agri-tourism activities on the agricultural parcels.
7. A note will need to be placed on the final subdivision plat notifying residents in the development that "Agri-tourism" an approved use on the agricultural lots.
8. Sidewalk, curb and gutter will be installed along the applicant's frontage of 900 South and 4700 West as part of the development in order to provide safety for pedestrians along 900 South and 4700 West.
9. Coordination with the Weber County Surveyor's Office to ensure monument preservation if a roundabout is constructed at the intersection of 4300 West and 900 South.
10. Nightly rentals and lockout sleeping rooms shall not be considered an allowed use within Terakee Village PRUD and will be eliminated from the proposal.
11. That the owner of Terakee Village guarantees, through a detailed plan, that the irrigation water system will consistently flow at the current rate to the property owners to the south of the proposed subdivision, with a recommendation to come from Hooper Irrigation. Access to the head gates along the Hooper Canal are preserved and protected in a way to ensure irrigation access to the property owners located to the north of the development. The irrigation water be piped throughout the PRUD and that existing irrigation water flow capacity will be maintained;
12. The two phases are to remain separate, this CUP is for parcel numbers 15-515-0001, 15-515-0002 and 15-048-0037 and does not include Phase 2/the 14-acre parcel number 15-059-0026 that is not contiguous. The county at the time of subdivision approval will require a detailed plan to include agri-tourism and/or the design of a public park with a mixture of amenities, preferably more than just a few acres, to benefit the community and should be a significant opportunity, not in place of but and/or, to help mitigate some community concerns and help justify the bonus density granting up to 80 units with 4 ADUs;
13. A complete landscape plan for the non-agricultural parcels, Reflections Park and the trail system shall be submitted with the preliminary subdivision plans for review and approval.
14. A decorative street lighting and street tree design will be submitted with the preliminary subdivision for review and approval.
15. Wetland Assessment to be completed to address wetland areas, if any, and what mitigation measures are to take place if needed;
16. Comprehensive Storm Water Master Plan to be completed to include a detention basin needed for a 100-year storm and address any outflow deficiencies with existing infrastructure for the project as a whole;
17. Comprehensive Geotechnical Study to be completed to address existing road conditions and needed upgrades, if any, and cross sections in which the new roads would be placed within the subdivision;
18. Secondary Water Master Plan to address existing irrigation water distribution and proposed water distribution, and show proof of water rights to ensure a master plan throughout the development; Culinary water master

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Weber County Planning Division
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- plan to be completed to address the proposed water system for the proposed lots and all infrastructure associated with the system for the project as a whole;
- 19. Sewer master plan to be completed to address the proposed sewer system for all proposed lots including all infrastructure associated with the system for the project as a whole;
- 20. Comprehensive Traffic Study to address minor and major collector roads associated with the development, all improvements to traffic flow needed due to the subdivision, and include a plan to mitigate safety, even during construction periods, due to the increased vehicular and pedestrian traffic;

This recommendation is based on the following findings:

- 1. The proposed PRUD conforms to the West Central Weber County General Plan.
- 2. The 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.
- 3. The building uses, locations, lot area, width, yard, height and coverage regulations proposed are acceptable as shown on the conceptual drawings.
- 4. Up to a 48 percent bonus density is granted based on the following:
 - a. An approved roadway landscape and design plan that includes, but is not necessarily limited to, vehicle and pedestrian circulation, lighting, and street trees of an appropriate species, size of at least a two-inch caliper, and quantity of not less than eight trees for every 100 feet of road length, up to 20 percent bonus density is granted.
 - b. If a PRUD provides common area that offers easily accessible amenities such as trails, parks, or community gardens, that are open for use by the general public, up to a 15 percent bonus density is granted.
 - c. If a PRUD preserves an agricultural parcel with an agriculturally based open space preservation plan approved by the planning commission and records an agricultural preservation easement on the parcel, a bonus density may be approved as follows:
 - i. For a parcel containing at least 20 acres but fewer than 30 acres, up to a 13 percent bonus density is granted.
- 5. Agri-tourism is a valuable amenity to the PRUD.
- 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 kippen@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.

Exhibit E-Application

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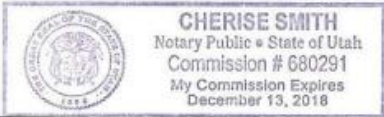
Weber County Subdivision Application			
All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed October 18, 2017	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Subdivision and Property Information			
Subdivision Name Terakee Village PRUD		Number of Lots 37	
Approximate Address 900 South & 4700 West, West Weber, UT		Land Serial Number(s) 15-515-0001, 15-515-0002 & 15-048-0037	
Current Zoning A1	Total Acreage 58		
Culinary Water Provider Taylor West Weber Water	Secondary Water Provider Hooper Irrigation Company	Wastewater Treatment Central Weber Sewer District	
Property Owner Contact Information			
Name of Property Owner(s) Five Blanch Properties LLC		Mailing Address of Property Owner(s) 1060 East 3400 North North Ogden, UT 84414	
Phone 801-668-8565	Fax		
Email Address bradblanch@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) Brad Blanch		Mailing Address of Authorized Person 1060 East 3400 North North Ogden, UT 84414	
Phone 801-668-8565	Fax		
Email Address bradblanch@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Surveyor/Engineer Contact Information			
Name or Company of Surveyor/Engineer Great Basin Engineering		Mailing Address of Surveyor/Engineer 5746 South 1475 East South Ogden, UT 84403	
Phone 801-394-4515	Fax		
Email Address andyh@greatbasineng.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Owner Affidavit			
I (We), <u>Five Blanch Properties LLC</u> , depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.			
<u><i>Jan B. Farrell</i></u> (Property Owner)		_____ (Property Owner)	
Subscribed and sworn to me this <u>4th</u> day of <u>Dec</u> , 20 <u>17</u>			
		<u><i>Cherise Smith</i></u> (Notary)	

Exhibit E-Application

DocuSign Envelope ID: 824B7391-637B-43D6-8B17-6D80DFA88E3B

Authorized Representative Affidavit

I (We), Five Blanch Properties LLC, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Brad Blanch, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Jan B. Farrell
(Property Owner)

(Property Owner)

Dated this 5 day of December, 20 2017, personally appeared before me Jan Farrell, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



Cheri Smith
(Notary)