

MEMO

To: Ogden Valley Planning Commission
From: Charles Ewert
Date: December 5, 2023
RE: December 12, 2023 Work Session Item: Terakee River Rezone Application

The Planning Division has received an application to rezone approximately 156.5 acres at the north end of 3600 West. If successful, the rezone will likely lead to the replacement of the Terakee Farms PRUD with a street-connectivity incentivized development

Staff have conducted a cursory review of the rezone and offer the generalized comments provided below. In this work session, the applicant desires to work with the planning commission and planning department to collaboratively design a development concept plan that is appropriate for the area.

Staff general comments:

- At this time there is no final plan for secondary egress along a standard street. The applicant has proposed a future connection to 700 North Street, but the applicant does not currently have control over the properties the street will cross. The applicant is proposing to escrow the full amount for the street in hopes that the county will work with those other landowners to acquire the right-of-way. The applicant is also open to other ideas/options.
- The current Terakee Farms PRUD was approved based on an egress road that might not meet the minimum standards for fire egress. If another egress is not found, then the rights to expand that egress might be required in order to obtain fire authority approval.
- The applicant is working with the Taylor/West Weber Park District to provide significant and meaningful natural improved park area along the Weber River.
 - The attached concept plan shows an approximate 300-foot green space buffer from the Weber River. Within that buffer, the applicant is proposing to construct the Weber River Parkway trail, as well as frequent pathway connections to the trail.
 - On the north side of the property the applicant is proposing park improvements, which should include a parking lot, trailhead, and could include other improvements such as a bowery, restrooms, and perhaps groomed green space.
 - The buffers one side of the Weber River for approximately one mile. The planning commission might want to explore with the applicant other trailhead opportunities on the southeast side of the property. Along this stretch of river, one trailhead every mile would not be an unreasonable expectation. The planning commission may even want to consider one per every ½ mile.

Trailheads can be as simple as a parking area and restrooms/garbage facilities, or may include additional improvements such as pavilions, picnic areas, sports fields or courts, etc.

- Based on preliminary discussions with both the applicant and the Park District, it appears the Park District might want to own and operate the entire green space area. Any improvements desired of the applicant thereon should suit their needs.
- Some of the proposed streets will need to be realigned to matchup with other approved development nearby.
- Based on the R1-15 and street connectivity incentives, the applicant could potentially obtain 454 lots if the rezone is approved. Altered street alignments and/or open spaces area will not reduce from this total buildout potential.
- The applicant is proposing a lift station for the development, and plans to have the development served by Central Weber Sewer.
- The applicant should be looking for eventual culinary water approvals from Taylor West Weber Water as well as Hooper Irrigation.



TERAKEE THE FARM REZONE NARRATIVE

With the new General Plan in place Heritage Land Development would like to respectfully request a rezone of the project Terakee the Farm (being renamed to Terakee the River) from current zone of A-2 to R-1-15. If rezoned the project could better and more proactively work towards assisting the Weber County Staff and Officials in facilitating the growth and wellbeing of Weber County as a whole.

The newly proposed development, as can be seen in the conceptual plans submitted, will embody the Smart Growth Principles that have been set forth by the new General Plan. The development will show road connectivity, pathways, new sewer infrastructure with a regional lift station and include preserving land that will be used by the Park Department to better the community.



Taylor West Weber Park District

October 9, 2023

To Whom it May Concern,

Heritage Land Holdings LLC (the "Developer"), proposed to the Board of Trustees of the Taylor West Weber Park District (the "District") a donation to the District as part of its proposed rezone of the development of **Terakee the River**, located within the District boundaries (the "Subdivision"). The District Board discussed and voted on the proposed donation in an open and public meeting.

The District will accept from the Developer a 39.49 acre nature trail park within the Subdivision as depicted in the **attached Master Plan**. The donated nature park will be developed with a parking lot, a trailhead, restrooms, a waterfowl observation/education point, and a riverside trail that can accommodate hiking, biking, and horseback riding. This donation will help the District provide a public park for the benefit of the new residents of the Subdivision and surrounding communities.

In exchange for the donation, the District hereby declares its support of the proposed rezone of the Subdivision to R1-15. This declaration is only valid to the extent that it satisfies Weber County's conditions for the rezone and the County's associated development agreement. If the Developer does not provide the donation to the District, then the District withdraws its support of the proposed Subdivision and rezone.

This letter does not contractually bind the Developer to provide the Donation to the District. Rather, it is a commitment from the District that, if the Developer provides the donation to the District, the District will support the Developer's proposed Subdivision and associated rezone.

Sincerely,

A handwritten signature in blue ink that reads "Roger Heslop".

Roger Heslop, Chair
Taylor West Weber Park District

