



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request:	Request for final approval of Terakee Village Phase 1, a PRUD Subdivision, consisting of 36 residential lots and one lot for an assisted living center.
Type of Decision:	Administrative
Agenda Date:	Tuesday, May 11, 2021
Applicant:	Terakee Properties, LP
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:	Steve Burton sburton@webercountyutah.gov 801-399-8766
Report Reviewer:	RG

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
- Received preliminary approval December 12, 2017 from the Western Weber Planning Commission
- Received a recommendation for final approval on May 14, 2019 from the Western Weber Planning Commission

Summary and Background

The Planning Division recommends final approval of the Terakee Village Phase 1, a PRUD Subdivision located at approximately 4700 West 900 South in West Weber (36 residential lots). 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).

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. The developer has also provided \$1,331,610.28 for remaining improvements to be installed.

As part of the final subdivision requirements, the subdivision review process and approval procedure, the proposal has been reviewed by the reviewing agencies and is being forward for final approval at this time. The following is staff’s analysis of the proposed final 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 final plat). 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, and 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:

- Up to a 20 percent bonus for an approved roadway landscape and design plan
- Up to 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. The building setbacks are included on the final subdivision plat.

Common Area: The applicant is proposing to dedicate approximately 39.26 acres of open space within the entire PRUD with approximately 4 acres being dedicated in phase one. The final plat identifies the common area as “Open Space” and will dedicate it upon recording to a Community Association. The CC&R’s have been submitted and reviewed by the legal division 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. The Planning Commission as part of subdivision approval approved the open space plan that is included as Exhibit C.

Culinary water, irrigation water and sanitary sewage disposal: The applicant has provided a will serve/capacity letter and a waiver for a State Construction Permit from Taylor West Weber for the culinary water. Wastewater services will be provided by Central Weber Sewer District. The applicant has entered into agreements with Taylor West Weber Water which will ensure that secondary water is provided through Weber Basin, so that culinary water from TWWW is not used for secondary purposes.

Review Agencies: The Weber County Surveyor's Office, Fire District, and Engineering's Division have reviewed and approved the final plat and supporting documents.

Staff Recommendation

Staff recommends final approval of the 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. If a UDOT right of way is used for secondary water purposes that required approvals be granted prior to any building permits being issued.

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.

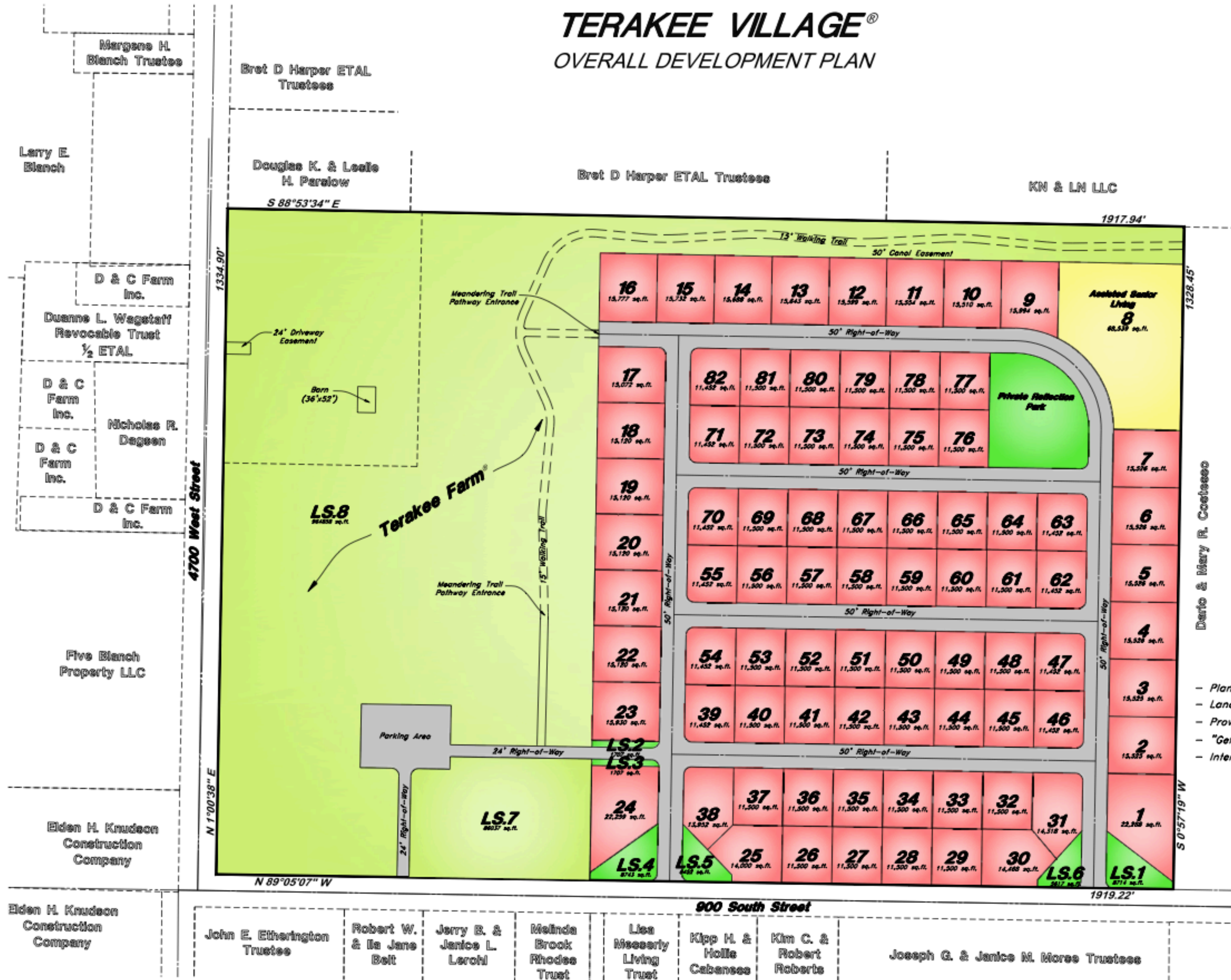
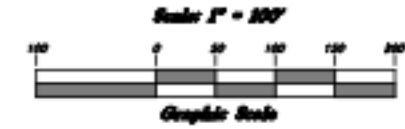
Exhibits

- A. Terakee Village PRUD Master Plan
- B. Terakee Village Phase 1 PRUD Subdivision
- C. Landscape and Streetscape Designs
- D. Landscape Preservation Plan

Exhibit A

TERAKEE VILLAGE®

OVERALL DEVELOPMENT PLAN



AREA SUMMARY

Total Area	=	2,554,920 Sq. Ft.	(58.65 Acres)
Net Area	=	2,240,543 Sq. Ft.	(51.44 Acres)
Open Space	=	1,124,950 Sq. Ft.	(25.83 Acres) 50.20%
Base Units	=	56	
Total Units	=	84	
Bonus Density	=	50.00%	(Requested)

VILLAGE FOCUS

- Planned Residential Unit Development
- Landscaped Streets
- Provide Services Local Residents Need/Want
- "Get To Know Your Neighborhood Community"
- International Dark Skies Compliant

LEGEND

Open Space	
Landscaped Area/Parks	
Residential Lots	
Commercial Lots	
Roadways	

GREAT BASIN ENGINEERING

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 WWW.GREATBASINENGINEERING.COM

Overall Development Plan

Terakee Village® PRUD Subdivision

Weber County, Utah
 A part of Section 17, T6N, R2W, S28&M, U.S. Survey

The Barn at Terakee Farms No. 1

A PRUD Subdivision

A part of the Southeast Quarter of Section 17, T6N, R2W, SLB&M, U.S. Survey

Weber County, Utah

March 2021



Scale: 1" = 50'

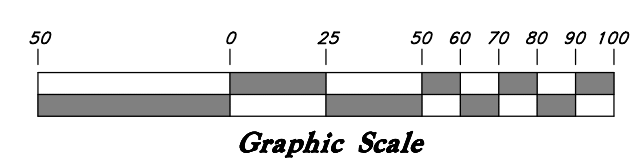
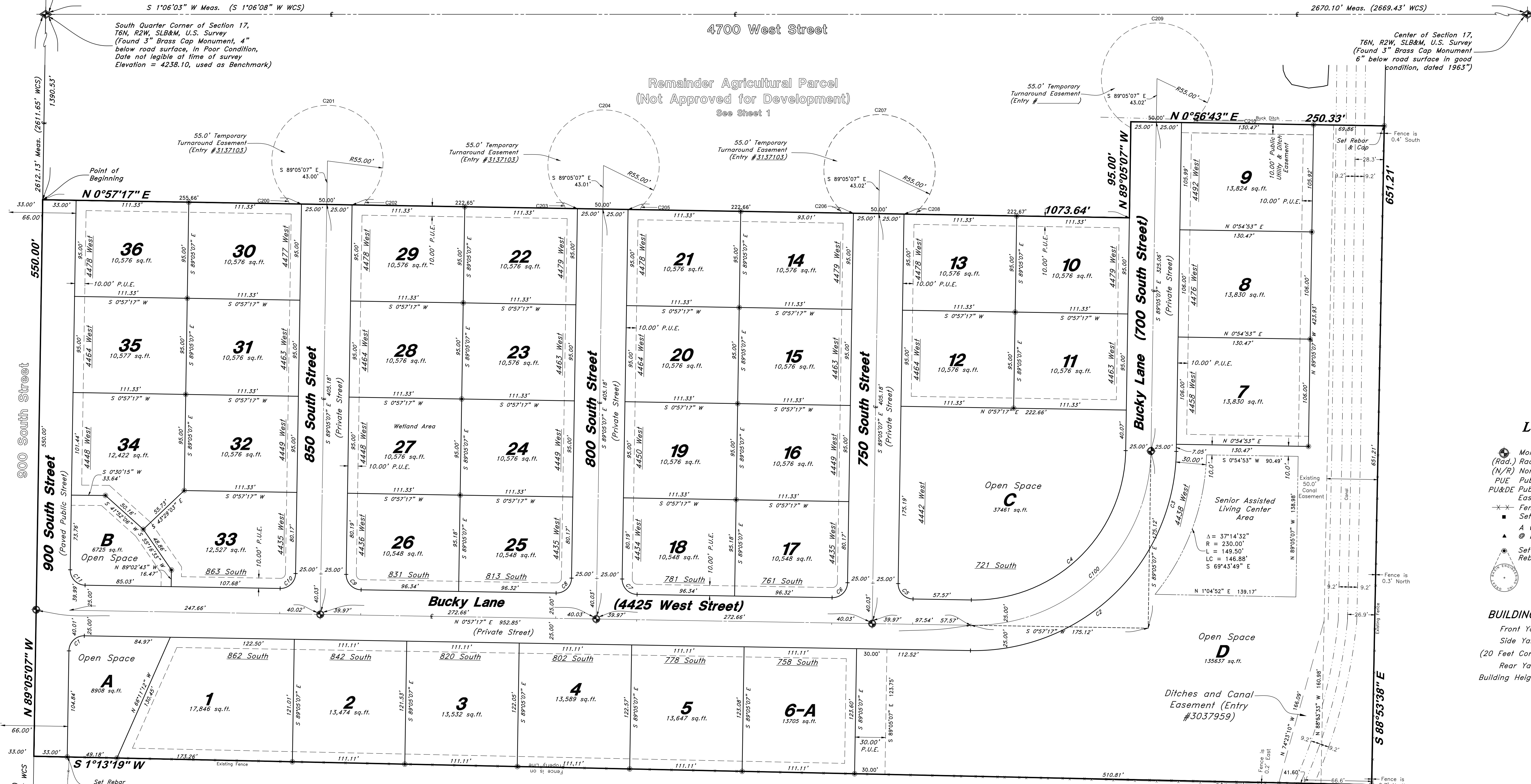


Exhibit B



Legend

- Monument to be set
- Radial Line
- Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Set Hub & Tack
- A will be set Nail in Curb
- @ Extension of Property
- Set 5/8" x 24" Long Rebar & Cap w/ Lathe

BUILDING SETBACKS

- Front Yard - 20 Feet
- Side Yard - 10 Feet
- (20 Feet Corner Facing Street)
- Rear Yard - 10 Feet
- Building Height - 40 Feet Max.

NOTES

1. 10' wide Public Utility Easement as indicated by dashed lines, except as otherwise shown.
2. All Lots with an "A" Designation may have an ADU, which may be used for monthly rentals only when primary residence is owner occupied.
3. Agri-tourism is an approved use on agricultural lots.
4. All Property Corners will be set prior to recording of the Plat, Monuments and Nails in the curb will be set once improvements are completed allowing their installation.
5. A Geotechnical Report prepared by CMT Engineering Laboratories was provided to Weber County as part of this project.

PROPERTY LINE CURVE DATA				
Curve	Delta	Radius	Length	Chord
C1	90°20'55"	15.00'	23.65'	21.28'
C2	90°02'24"	200.00'	314.30'	282.94'
C3	90°02'24"	200.00'	314.30'	282.94'
C4	90°02'24"	150.00'	235.72'	212.21'
C5	89°57'36"	15.00'	23.55'	21.21'
C6	90°02'24"	15.00'	23.57'	21.22'
C7	89°57'36"	15.00'	23.55'	21.21'
C8	90°02'24"	15.00'	23.57'	21.22'
C9	89°57'36"	15.00'	23.55'	21.21'
C10	90°02'24"	15.00'	23.57'	21.22'
C11	89°46'21"	15.00'	23.50'	21.17'

CENTERLINE CURVE DATA				
Curve	Delta	Radius	Length	Chord
C100	90°02'24"	175.00'	275.01'	247.57'

EASEMENT CURVE DATA				
Curve	Delta	Radius	Length	Chord
C200	35°26'14"	8.24	5.10	5.02'
C201	268°47'48"	55.00	258.03	78.59'
C202	35°51'37"	8.23	5.15	5.07'
C203	36°19'40"	8.19	5.19	5.11'
C204	268°47'47"	55.00	258.03	78.59'
C205	35°02'00"	8.28	5.06	4.98'
C206	40°59'18"	8.19	5.86	5.74'
C207	268°47'47"	55.00	258.03	78.59'
C208	40°32'00"	8.28	5.86	5.74'
C209	269°57'16"	55.00	259.14	77.81'
C210	35°01'36"	8.28	5.06	4.98'

AGRICULTURAL NOTE

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

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Sheet 2 of 2

WEBER COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

RECORDED _____ FILED FOR RECORD AND _____ AT _____

IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____ RECORDED FOR _____

WEBER COUNTY RECORDER

BY: _____ DEPUTY

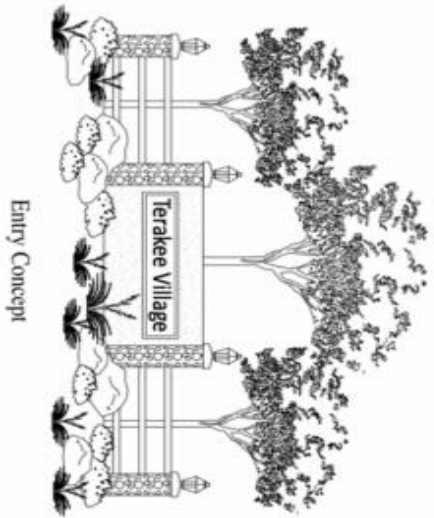
Phase One Plant Table

Quantity	Symbol	Scientific Name	Common Name	Planting Size
28	○	Acer fraxinifolius 'Jefferson'	American Black Alder	2" cal.
25	○	Acer glaberrimum	Smooth Alder	2" cal.
3	⊕	Quercus troiana 'Thunderbolt'	Thunderbolt Whiteoak	2" cal.
0	⊕	Pinus strobus 'Sagebird'	Franklin White Pine	2" cal.
1	⊕	Pinus nigra	Austrian Pine	6" - 8" B&B
2	⊕	Pinus contorta 'Thunderbolt'	Colorado Blue Spruce	4" - 6" B&B
1	⊕	Pinus strobus 'Knappe'	Swedish Spruce	2" cal.
3	⊕	Pinus strobus 'Sawtooth'	Sawtooth White Pine	2" cal.
26	○	Prunella canadensis 'Sawtooth'	Amur Honeysuckle	2" cal.

Quantity	Symbol	Scientific Name	Common Name	Planting Size
6	○	Pinus nigra 'Swain'	Swain's Pine	5" gal.
0	○	Pinus strobus 'Majestic'	Majestic Spruce	5" gal.

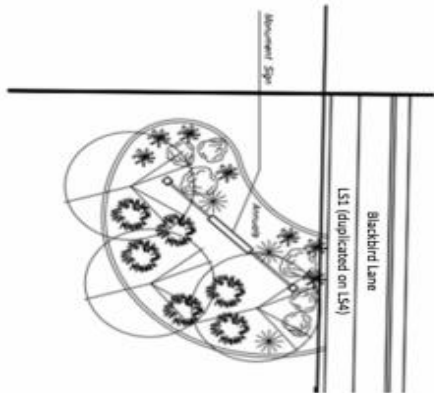
Quantity	Symbol	Scientific Name	Common Name	Planting Size
0	*	Calluna vulgaris 'Spartan'	Heath Geranium	1" gal.
7	*	Hebe x exoniensis 'Spartan'	Hebe	1" gal.
3	*	Leucodermis	Leucodermis	1" gal.

Decorative Boulders



LS5 & LS6
Between Lots 221 & 222*

North & South Sides of Road
*Phase Two



Additional Detention Basin Area
LS2 (duplicated on LS3)

PRELIMINARY PLAN

<p>22 Sept 2017</p>	<p>Landscape Plan Terakee Village ® PRUD Subdivision Weber County, Utah A part of Section 17, T8N, R26E, S48N, U.S. Survey</p>	<p>GREAT BASIN ENGINEERING</p> <p>3740 SOUTH 1475 EAST ORCHARD, UTAH 84038 PHONE (801) 224-4510 FAX (801) 224-0225 WWW.GREATBASINENGINEERING.COM</p>	<p>22 Sept 2017</p>
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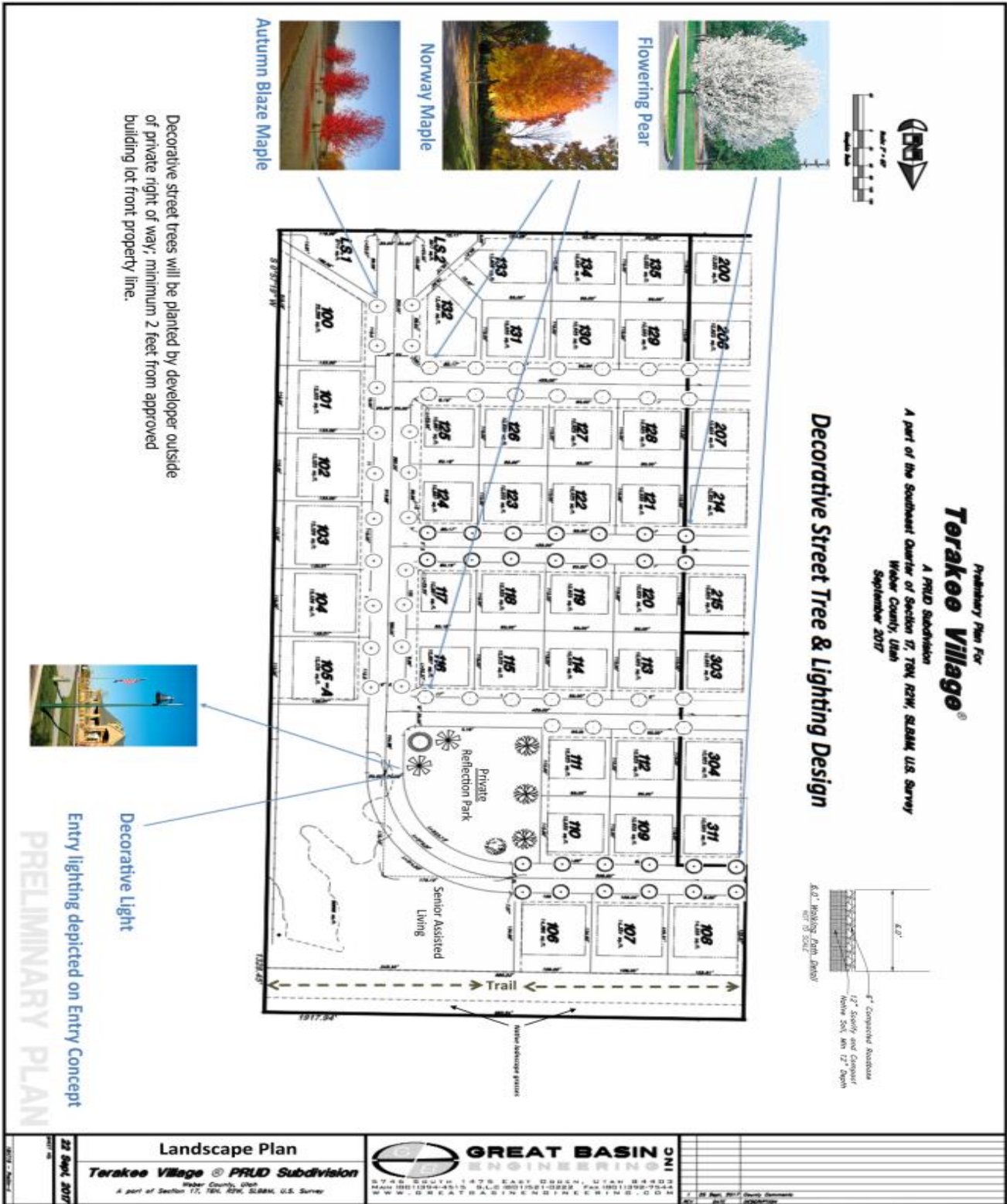
Exhibit C- Landscape and Street Lighting Plan



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



Exhibit C- Landscape and Street Lighting Plan



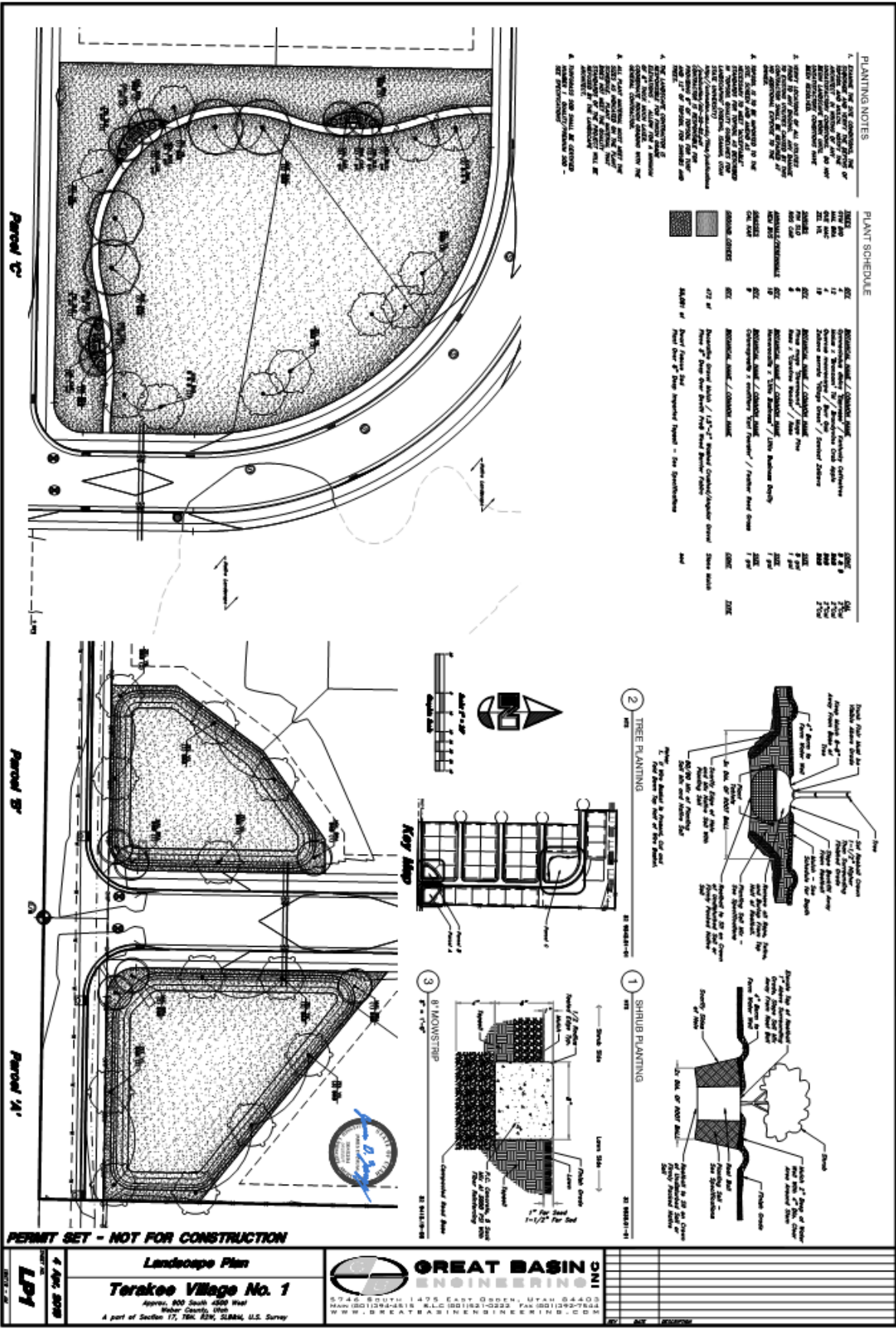


Exhibit D- Landscape Preservation Plan

- Installation and Maintenance of Landscaping Improvements. Within ninety (90) days after the date on which Weber County issues a Certificate of Occupancy for a Dwelling Unit on a Lot, the Owner of each Lot shall install plants and other landscaping improvements (together with a sprinkle or drip system sufficient to adequately water the plants and other landscaping improvements) in the front yard and side yard (if such side yard is Visible From The Street) of his Lot (if and to the extent not previously installed by the Declarant) in a manner that, together with the grass or other landscaping already installed in the front yard and the landscaping already installed in the landscape strips of his Lot, would give such portion of the Lot an attractive and fully landscaped appearance. All shrubs, trees and other plants of any kind installed (other than those initially installed by the Declarant) or, from time to time, replaced in the front yard and side yard (if such side yard is Visible From The Street) of his Lot, must be selected from a list approved by the Architectural Committee. If disease or other natural hardships for a particular species of plant occurs, the Architectural Committee may elect to replace such species of plant with an equivalent plant of a different species. If required by the Board, the grass, plants, trees and other landscaping improvements shall be installed in accordance with plans approved in writing by the Architectural Committee. All landscaping on a Lot and in Common Areas shall be maintained in accordance with approved landscaping plans for the Project and good landscaping maintenance practices. Dead plants shall be promptly replaced by identical specimens or other approved plants; except that flowers and other annuals may be replaced or changed at the discretion of the Owner. Notwithstanding anything in this Declaration to the contrary, neither the Architectural Committee, the Architectural Rules nor this Declaration shall or may prohibit low-water usage landscaping.
- Irrigation. Terakee Farm agricultural parcels have historically been flood irrigated with Hooper Irrigation Company water shares. At, or before, the completion of the ~~final~~ ^{each} phase of Terakee Village PRUD a pressurized sprinkle and/or drip irrigation system will be designed and implemented ~~at the sole discretion of Terakee Farm to irrigate agricultural portions.~~ ^{as approved by Weber County for all Open Spaces or Common Areas within the development. All agricultural parcels may be irrigated at the sole discretion of Terakee Farm.}