

Weber County Conditional Use Permit Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed

10/7/2016

Fees (Office Use)

Receipt Number (Office Use)

File Number (Office Use)

Property Owner Contact Information

Name of Property Owner(s)

Brad Blanch

Mailing Address of Property Owner(s)

10600 E. 3400 N.
North Ogden, Utah 84414

Phone

801-668-0565

Fax

Email Address (required)

bradblanch@gmail.com

Preferred Method of Written Correspondence

Email Fax Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)

Same as above

Mailing Address of Authorized Person

Phone

Fax

Email Address

Preferred Method of Written Correspondence

Email Fax Mail

Property Information

Project Name

TERAKEE FARM

Total Acreage

140

Current Zoning

A2

Approximate Address

700 N. 3600 W.
West Weber, Utah

Land Serial Number(s)

15-028-0046; 0047;
0001; 0006; 0014; 0005; 0039;
0049.

Proposed Use

Planned Residential Unit Development

Project Narrative

Included with application; 11 page document detailing project information.

Basis for Issuance of Conditional Use Permit

Reasonably anticipated detrimental effects of a proposed conditional use can be substantially mitigated by the proposal or by the imposition of reasonable conditions to achieve compliance with applicable standards. Examples of potential negative impacts are odor, vibration, light, dust, smoke, or noise.

Included with application; 11 page document detailing project information.

That the proposed use will comply with the regulations and conditions specified in the Zoning Ordinance and other applicable agency standards for such use.

Included with application; 11 page document detailing project information.

Property Owner Affidavit

I (We), Brad Blanch, 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.

Brad Blanch
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 7 day of October, 2016



Andrea Newker
(Notary)

Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, 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.

(Property Owner)

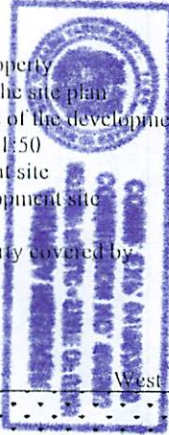
(Property Owner)

Dated this _____ day of _____, 20____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

(Notary)

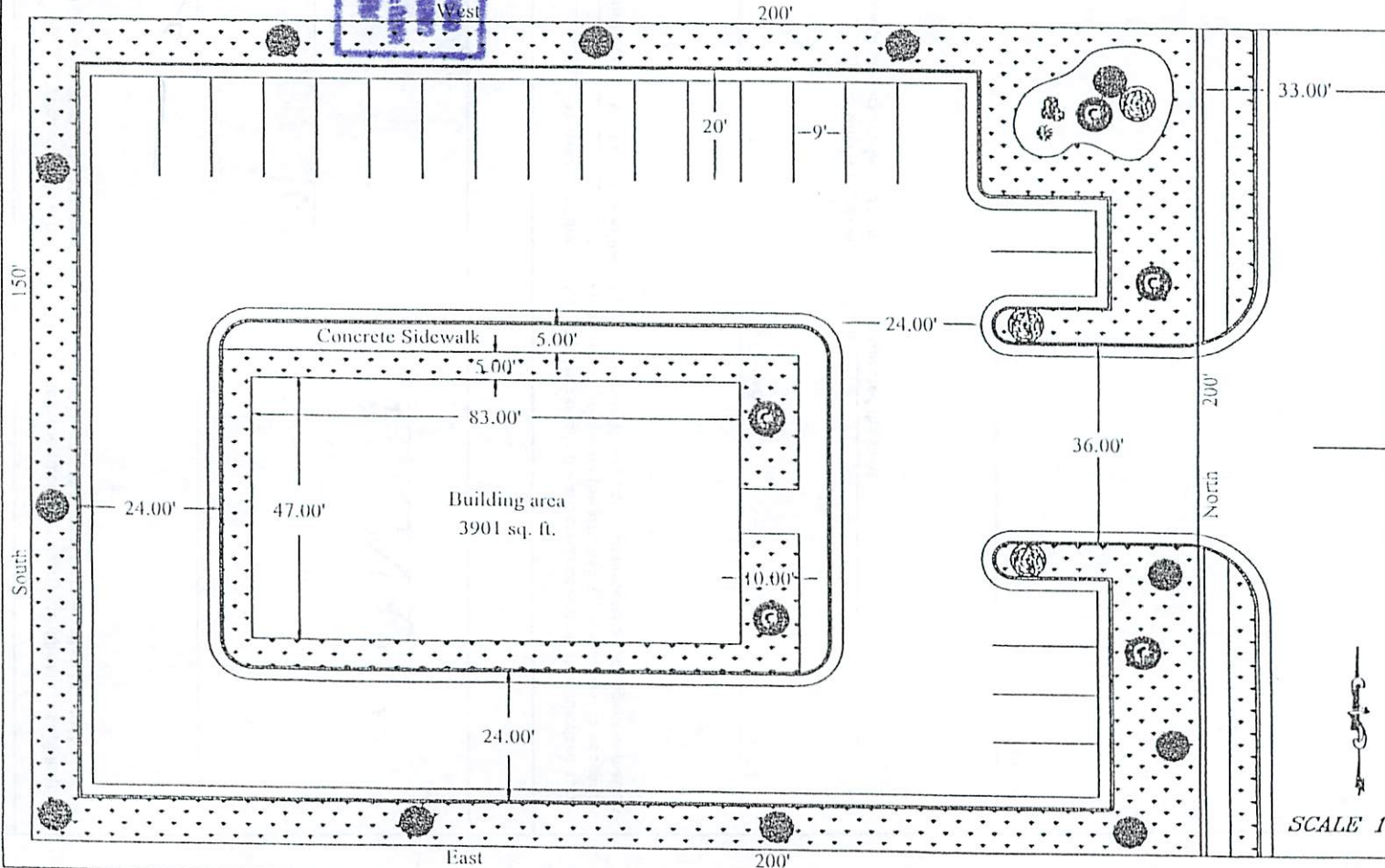
Check List for Site Plan Review.

- Name of the proposed development
- Name and address of the owner of property
- Name and address of the preparer of the site plan
- Statement describing the intended use of the development
- A north arrow and scale not less than 1:50
- The tax ID number of the development site
- The land use and zoning of the development site
- Adjacent land use and zoning
- * Identify the percentage of the property covered by buildings and hard surface



- Adjacent streets shall be shown and identified, along with distance from centerline to property
- Building setbacks and distances
- Easement on property and on abutting property, that could be affected
- A letter from the Water and Sewer company serving the project or a septic tank approval letter
- * Elevation drawings depicting architectural theme, building features, materials and colors is required
- * A grading and drainage plan is required
- Landscaping plan

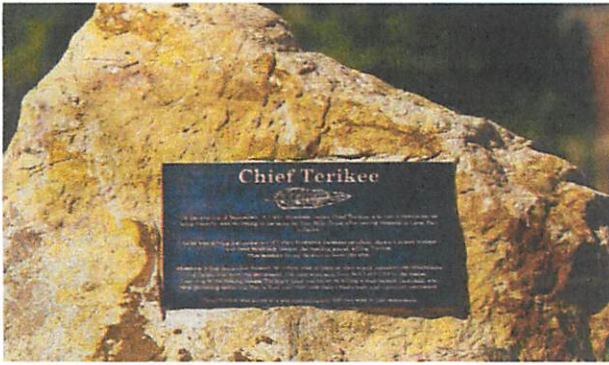
- * Lighting plan
- Detailed sign information including color and material
- Fire hydrant location
- Parking information - size and number of stalls
- The geometric layout and dimensions of proposed building, driveways, parking areas, loading areas, signs and other features of the development
- Existing structures
- Storm water management plan



Site Plan Requirement	sq. ft	Percentage
Total Parcel area		
Building coverage		
Asphalt Coverage		
Landscaping		
Existing Zoning		
Landscaping type, size and number		
Parking Stalls Required		
Parking Stalls Shown		
Proposed Elevation		
Land Use Proposed		

* Does not apply to Home Occupation Conditional Use Applications

Note: This is not a substitution for reading the Weber County Zoning Ordinance.



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®
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 216 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.