



Weber County

Weber County Planning Division
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**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; The owner of Terakee Village PRUD will guarantee that irrigation water will consistently flow to the property owners residing to the south of the proposed subdivision. 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;



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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 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 rkippen@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.