



Weber County

Weber County Planning Division
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**Western Weber Planning Commission
NOTICE OF DECISION**

December 13, 2017

Five Blanch Properties, LLC
Case No.: LVT101917

You are hereby notified that your preliminary plan application for Terakee Village Phase 1, a PRUD Subdivision will be 36 residential lots, an additional lot dedicated as an Assisted Living Center four open space parcels throughout the development, was heard and received a unanimous positive recommendation by the Western Weber Planning Commission in a public meeting held on Dec 12, 2017, after due notice to the general public. The approval was granted subject to all review agencies 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.

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
Principal Planner

The decision of the Planning Commission may be appealed to the County Commission by filing such appeal within 15 days after the date of the meeting.