



Weber County

Weber County Planning Division
www.co.weber.ut.us/planning_commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8791
Fax: (801) 399-8862

**Western Weber Planning Commission
NOTICE OF DECISION**

February 14, 2018

Terakee Properties, LP
Case No.: LVT111717

You are hereby notified that your preliminary plan application for Terakee Farms No. 1, a PRUD Subdivision, consisting of 40 lots, located at approximately 700 North 3600 West in West Weber, was heard and received a unanimous positive recommendation by the Western Weber Planning Commission in a public meeting held on February 13, 2018, after due notice to the general public. The approval was granted subject to all review agencies requirements and based on the following conditions:

1. The final subdivision plat shall reflect a 35 foot average building height for all single family and accessory structures.
2. The final subdivision plat shall include the agriculture note as required in LUC §106-1-8(5).
3. An Agricultural Preservation Plan, Landscape Maintenance Plan, and CC&R's must be submitted and reviewed during the final subdivision process to ensure they comply with the provisions of the Community Association Act for the preservation, maintenance and ownership of the common area.
4. A capacity assessment shall be submitted with the final subdivision plans from the culinary provider prior to the final subdivision being forwarded to the Western Weber Planning Commission.
5. A construct permit from the State of Utah Department of Environmental Quality Division of Drinking Water shall be submitted with the final subdivision plans prior to approval by the County Commission.
6. The applicant shall continue to work with and receive approval from the Weber County Engineering Division regarding safe and adequate access along 3600 West prior to submitting to the Weber County Planning Division any documentation for final subdivision review and approval.
7. Prior to the commencement of any onsite improvements for Terakee Farms (including the excavation and installation of infrastructure) or any improvements along 3600 West, the applicant must receive approval of all improvement plans and receive the applicable permits required by the Weber County Engineering Division
8. Prior to improving 3600 West, a 60 foot right of way dedication to Weber County must take place for the approved width.

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 50 percent for the entire project for an overall density of 232 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

Weber County 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.