

## **Terakee Village Center Narrative**

October 2022

Terakee Village Center consists of four (4) Weber County parcels: 15-048-0043, 15-048-0046, 15-515-0001 and 15-515-0002 totaling approximately twenty-four (24) acres owned by Terakee Properties and Brad & Deena Blanch.

The Barn at Terakee Farms Phase No. 1 is an approved and recorded Planned Residential Unit Development (PRUD) consisting of thirty-six (36) residential units, Reflections Senior Living Center, open space parcels and private right of ways owned by Terakee Farms, a Utah non-profit corporation. Heritage Land Holdings LLC has name on title to what was approved to be Phase No. 2 of The Barn at Terakee Farms; however, Heritage Land Holdings allowed Phase No. 2 to expire to consist of forty-three (43) residential lots, open space parcels and private rights of ways. With the expiration there are no vested development rights beyond current A-1 zoning anymore.

Terakee Properties, a Utah Limited Partners, owns sufficient secondary water rights and will provide pressurized secondary water to Terakee Village Center, The Barn at Terakee Farms Phase No. 1 and Terakee Meadow Subdivision. Taylor West Weber Water District will be the culinary water provider. Central Weber Sewer Improvement District has annexed the full development site into their service area.

Weber County recently updated their Master Development Plan to include the area where Terakee Village Center will be located into Mixed Residential and Commercial Use. Terakee Properties LP and Brad & Deena Blanch are requesting a rezone of Terakee Village Center into Mixed-Use for residential and commercial purposes consistent with Weber County's updated and approved General Plan.

Terakee Village Center will consist of two 2 ½ acre parcels along the corner of 4700 West and 900 South in West Weber, Weber County, State of Utah to be used as a retail area to include a market/bakery, farm-to-table café, and residential areas. There will be three (3) acre play area for recreational activities local residents and their pets. The acreage to the north of the Play Area will be designed for residential and mixed-use purposes with a central location for pressurized secondary water services.

For further information please visit [terakeefarm.com](http://terakeefarm.com) or contact Brad Blanch at 801-668-8565 or [bradblanch@gmail.com](mailto:bradblanch@gmail.com).

Sincerely,

A handwritten signature in blue ink that reads "Brad Blanch". The signature is fluid and cursive, with a long horizontal stroke at the end.

Brad Blanch

General Partner, Terakee Properties LP