



Conditional Use Permit

Weber County Planning Commission

2380 Washington Blvd. STE 240
Ogden, UT 84401
Phone: (801) 399-8791 FAX: (801) 399-8862
webercountyutah.gov/planning

Permit Number: 2016-19

Permit Type: Conditional Use
Permit Date: 01/10/2017

Purpose of Conditional Use:

Terakee Farm PRUD, a 232 unit Planned Residential Unit Development located at approximately 700 North 3600 West

Applicant

Name: Brad Blanch
Business:
Address: 1060 East 3400 North
North Ogden, UT 84414
Phone: 801-668-8565

Owner

Name: Brad Blanch
Business:
Address: 1060 East 3400 North
North Ogden, UT 84414
Phone: 801-668-8565

Parcel

Parcel: 150280005	Zoning: A-2	Area: 10.42	Sq Ft:	Lot(s):	Subdivision:
Address: , UT					T - R - S - QS: 6N - 2W - 09 -
Parcel: 150280001	Zoning: A-2	Area: 29.53	Sq Ft:	Lot(s):	Subdivision:
Address: , UT					T - R - S - QS: 6N - 2W - 09 -
Parcel: 150280006	Zoning: A-2	Area: 21.05	Sq Ft:	Lot(s):	Subdivision:
Address: , UT					T - R - S - QS: 6N - 2W - 09 -
Parcel: 150280019	Zoning: A-2	Area: 10.55	Sq Ft:	Lot(s):	Subdivision:
Address: , UT					T - R - S - QS: 6N - 2W - 09 -
Parcel: 150280039	Zoning: A-2	Area: 2.18	Sq Ft:	Lot(s):	Subdivision:
Address: , UT					T - R - S - QS: 6N - 2W - 09 -
Parcel: 150280046	Zoning: A-2	Area: 42.58	Sq Ft:	Lot(s):	Subdivision:
Address: , UT					T - R - S - QS: 6N - 2W - 09 -
Parcel: 150280047	Zoning: A-2	Area: 1.62	Sq Ft:	Lot(s):	Subdivision:
Address: , UT					T - R - S - QS: 6N - 2W - 09 -
Parcel: 150280049	Zoning: A-2	Area: 42.36	Sq Ft:	Lot(s):	Subdivision:
Address: , UT					T - R - S - QS: 6N - 2W - 09 -

Site/Use Information

Adjacent Site Use:	Agriculture/Residential	
Eliminated Parking: N/A	Existing Parking: 0	Proposed Parking: TBD



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Other Parking Provisions:	2 per residential unit		
Existing Floor Space:	N/A	Proposed Floor Space:	N/A
Property Dimensions:	158.1 Acres	Hours:	N/A
Construction Date:	10-JAN-17	Residents-Workers:	232 units

Short Description:

A 232 unit Planned Residential Unit Development with residential, mixed use and nightly rentals

Comments

See the attached "Notice of Decision" dated December 13, 2016 for the conditions of approval.



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NOTICE FOR APPLICANT (Please Read Before Signing)

Proposals for the installation of an individual water supply and for a sanitary waste disposal system (septic tank) for any structure designed for human occupation must be approved by Weber County Health Department prior to installation.

Ronda Kippen

01/10/2017

Planning Dept. Signature of Approval

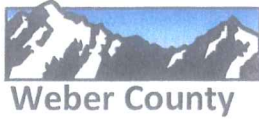
Date

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this land use will be complied with whether specified herein or not. I make this statement under penalty of perjury.

Brad Boland 1/10/17

Contractor/Owner Signature of Approval

Date



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

Weber County Commission
NOTICE OF DECISION

December 13, 2016

Brad Blanch

Case No.: Conditional Use Permit 2016-19

You are hereby notified that your CUP application for Terakee Farm PRUD, a 232 unit Planned Residential Unit Development located at approximately 700 North 3600 West, was heard and approved by the Weber County Commission in a public meeting held on December 6, 2016, after due notice to the general public. The approval was granted subject to the following conditions:

1. A "Side, facing street corner lot" setback standard shall be added to the final subdivision plat for review and approval.
2. A note is added to the preliminary subdivision plan stating the single family homes within the development have been approved in whole or in part for nightly rentals or monthly rentals including the ability to utilize lockout sleeping rooms for nightly rentals.
3. The applicant will need to work with the Weber County Commission and Weber County Engineering Division regarding the access along 3600 West during the preliminary subdivision process to ensure adequate access to the development.
4. The lots that have been identified as "mixed use" lots will be restricted from such uses as manufacturing, industrial and auto repair due to the close proximity of the adjacent property owners.
5. Additional landscaping plans will be included in the preliminary and final subdivision design for the Terakee Park area and will be further evaluated at that point in the process.
6. The developer shall provide proof of financial feasibility for the development.
7. Additional parking areas will be added to ensure that street parking does not create hazardous traffic conditions and congestion.
8. The applicant shall demonstrate during the subdivision process the following:
 - a. the ability to provide culinary water to the development
 - b. flood zone mitigation for the development
 - c. infrastructure viability specific to culinary water, wastewater/sewer services and any additional infrastructure that will be required per the LUC
 - d. a traffic safety plan/traffic study that will address ingress and egress and the safety for children along 3600 West

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the West Central Weber County General Plan.
2. With the recommended conditions, the proposal complies with the applicable County ordinances.
3. The building uses, locations, lot area, width, yard, height and coverage regulations proposed are acceptable as shown on the preliminary subdivision.
4. The proposed master planned development is in conformance with the approved Zoning Development Master Planned.
5. The proposal to preserve a parcel containing at least 50 acres or more may receive up to a 50% bonus density.
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.