**Terakee Village®**

**Planned Residential Unit Development (PRUD)**

**Conditional Use Permit Application**

Date Submitted: January 17, 2017

**Project Narrative** –

1. Project Name:

Terakee Village PRUD

1. Applicant Information:

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1. Project Engineer:

Great Basin Engineering

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1. Project Narrative: Terakee Village is a PRUD located in West Weber, Utah at approximately 900 South and 4700 West. Terakee Village is designed around the concept of “Get to Know Your Neighbor” and is intended to create a family friendly, multi-generational environment. The project area consists of approximately 60 acres that are currently in the Agricultural Zone (A1) of Western Weber County. The net developable area is approximately 53 acres, after excluding acreage for roads. Terakee Village includes approximately 25 acres of open space, 84 building lots ranging in size from 11,500 square feet to approximately 68,000 square feet, a private reflection park, a community park, Terakee Farm acreage and community center. a residential park. Terakee Village will have an Agricultural Based Open Space Preservation Plan and a recorded easement consistent with Section 108-5-5 (2) (h) of the County’s Planned Residential Unit Development Ordinance.

**Detailed Vicinity Map** –

* A Detailed Vicinity Map is attached to this application showing the project name, a north arrow, significant natural and man-made features, and the project site.

**Overall Development Plan (Site Plan Proposal)** –

* A detailed Overall Development Plan is attached to this application, showing the project name, a north arrow and scale, existing zoning (A1), total acreage, the location of existing and proposed roads and driveways, the location of proposed building lots, parks, buildings, trails, and topographical details of the project area with flood-plain boundaries.
* **Project Phases:**  Phase I will include building lots 1 – 10; 29 – 33; 44 – 49; 60 – 65; 76 – 77; the Assisted Senior Living center, and the Reflection Park. Phase II will include building lots 11 – 20; 66 – 75; 78 – 82, and the Terakee Village Community Center. Phase III will include building lots 21 – 28; 34 – 43; 50 – 59; 83 – 84, and the Community Park.

**Feasibility Letters** –

* Central Weber Sanitary Sewer (attached)
* Taylor West Weber Water (attached)

**Basis for Issuance of Conditional Use Permit** –

* To maintain an agriculturally based, multi-generational family friendly environment, Terakee Village was designed utilizing Weber County’s newly revised PRUD ordinance.
* The use of Weber County’s current Cluster Subdivision Ordinance would have required the developer to have housing clusters of approximately 20 units with a minimum of 70-foot wide open space strips of land around each housing cluster. This would have made the development unsuitable for agricultural use and would detract from the community environment.
* Terakee Village is a thoughtfully planned residential community that maintains an agricultural environment with desirable amenities and residential lots for community members.
* Terakee Village will be compatible with, and complimentary to, the surrounding agricultural nature of the area.
* Terakee Village will comply with all regulations and requirements outlined in Weber County’s PRUD ordinance for such use, and is fully consistent with the General Plan for Weber County.
* The proposed PRUD development will maintain the current ecology and general use of the property, and will allow Western Weber County to maintain significant open space for the benefit of community members.
* Building materials used within Terakee Village for building structures will be in accordance to Weber County building standards. Structures, including houses, will be primarily wood-framed with brick, stone, stucco and/or pre-painted engineered wood products. The Indoor Riding Arena will be a steel beam structure.
* All roads and utilities will be designed and built according to Utah Department of Transportation (UDOT) and Weber County standards.
* Terakee Village is pursuing certification with the International Dark Sky Organization for lighting and environmental preservation.
* Entry signage will be made out of weather resistant steel and wood based products.
* A detailed landscaping plan will be included with preliminary and final engineering designs by a Certified Landscape Architect.
* Terakee Village will have a secondary water system, designed to sprinkle irrigate all homes, parks, and farming areas (no flood irrigation).
* The residential area is modeled after Agritopia in Gilbert, Arizona, but will be modified to meet building codes, standards, and preferences to the Northern Utah environment.
* Detailed Conditions, Covenants and Restrictions (CCRs) will be recorded with the final approval of the Terakee Village PRUD.
* The Community Center at Terakee Farm will be available to the residents of Terakee Village on a first priority basis and to non-residents second.
* The Farmer’s Market at Terakee Farm will be available for residents at Terakee Village. Residents of Terakee Village will have access to Community Supported Agriculture (CSA) produce on a priority basis.
* All housing units within Terakee Village, in whole or in part, can be used as sleeping rooms (including lockout sleeping rooms) for nightly and/or monthly rentals.
* Accessory non-residential uses will be included in to provide necessary services to the residents of Terakee Village. Additional documentation will be provided within Terakee Village’s Covenants, Controls and Restrictions recorded with plat final approval documentation.

**Agricultural Based Open Space Preservation Plan –**

* The Community Park and The Reflection Park, identified on the Overall Development Plan submitted with this application, will be owned and operated by lot owners and a Home Owner’s Association, consisting of residents of the development. The Community Park and The Reflection Park Park will be landscaped with grass, meandering sidewalks, shrubs and trees approved by the Architectural Committee. It will be maintained through contracts with the owner(s) of Terakee Farm. It is anticipated that there will be no Home Owner’s Association fees or dues for maintenance of The Community Park and The Reflection Park.
* Common and privately owned open space will be permanently preserved in a manner that is consistent with Weber County standards and requirements.
* The applicant, after receiving an approval for the PRUD and prior to recording or as part of recording the final subdivision plat, shall grant and convey to the County, to each lot owner, and to the Home Owner’s Association, an open space easement over all areas dedicated as common area or individually owned preservation parcels.

**Water and Waste Water Plans –**

* All building lots will be irrigated with a pressurized system, which will be submitted along with preliminary and final engineering drawings. There are Hooper Irrigation Company water shares that will cover this entire project. The developer is working closely with the State of Utah on the design of the privately owned water district that will manage secondary water systems.
* The Central Weber Sanitary Sewer District will provide sewer services throughout Terakee Village. The attached feasibility letter is attached to this application. The sanitary sewer line will be ran across 900 South, a public road in Weber County, to the development site. Great Basin Engineering will provide detailed sewer line depths and any potential lift stations that may be required with preliminary and final engineering drawings and designs.
* Culinary water services will be provided by Taylor West Weber Water. The feasibility letter is attached with this application.
* **Architectural, Landscaping and Lighting Standards –**
* Terakee Village will maintain Master, Architectural and Community Committees to ensure consistency and compliance to design standards and rules to the benefit of residents and owners. Rules and membership details will be provided and recorded within Terakee Village’s Covenants, Conditions and Restrictions at final approval.
* All Lots shall be used, improved, and devoted to residential use and as otherwise permitted. Each Dwelling Unit construction on the Real Property may be occupied only by a single family.
* The architectural design of all dwelling units and other improvements constructed within the Project shall not be of such a sharply contrasting nature so as to make the dwelling unit and other improvements look unusual or incompatible with the other existing or contemplated dwelling units or other improvements.
* Any Principal Dwelling Unit erected, permitted, or maintained on any lot shall have a minimum livable square footage, excluding garages, porches, guest houses, and patios of fourteen hundred square feet. Any Cottage Dwelling Unity erected, permitted or maintained on any lot that is not attached to or part of a garage shall have a minimum livable square footage of 400 square feet.
* All roofing material used on pitched or sloping roofs shall be the same as that used in the original construction of the dwelling units within the project, unless otherwise authorized and approved in writing by the Architectural Committee. Rolled roofing material may be used on non-air-conditioned patio covers attached to the home when approved in writing by the Architectural Committee.
* All perimeter fences or boundary fences, gates, and garden walls shall be constructed of the same materials as used in the original construction of the perimeter fences, boundary fences, gates, garden walls and dwelling units within the Project. Accent panels or decorative trim may be used with prior written approval and authorization from the Architectural Committee.
* With the exception of planting and landscaping installed by the Declarant, planting and landscaping in an area maintained by the Association, and planting and landscaping that is not visible from the street, no planting or landscaping shall be done and no fence, hedges, or walls shall be erected or maintained on any lot without the prior written approval of the Architectural Committee.
* Within 120 days of occupancy each lot owner shall install plants and other landscaping improvements with a sprinkle or drip system that is sufficient to adequately water the plants and other landscaping in the front and side yards. All shrubs, trees, and other plants of any kind in the front yard and side yard of the lot must be selected from a list approved by the Architectural Committee. All landscaping on a lot and in common areas shall be maintained in accordance with the approved landscaping plans for the project and good landscaping maintenance practices.
* No spotlights, floodlights, or other high-intensity lighting shall be placed or utilized upon any lot, which in any manner will allow light to be directed or reflected on any other lot, except as may be expressly permitted by the Association Rules or the Architectural Rules.
* Terakee Village will work with the International Dark Sky Organization to maintain the wildlife and ecological environment for the benefit of the community.