

Weber County Conditional Use Permit Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed September 27, 2017	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Property Owner Contact Information

Name of Property Owner(s) Terakee Properties LP		Mailing Address of Property Owner(s) 1060 East 3400 North North Ogden, UT 84414	
Phone 801-668-8565	Fax		
Email Address bradblanch@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) Brad Blanch		Mailing Address of Authorized Person 1060 East 3400 North North Ogden, UT 84414	
Phone 801-668-8565	Fax		
Email Address bradblanch@gmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name Terakee Village PRUD	Total Acreage 58	Current Zoning A1
Approximate Address 900 South 4700 West West Weber, UT 84404	Land Serial Number(s) 15-515-0001, 15-515-0002, 15-048-0037	

Proposed Use Planned Residential Unit Develop Approved April 11, 2017

Project Narrative

Terakee Village is a planned residential unit development approved on April 11, 2017. Applicant is requesting that the Senior Assisted Living Center be moved to the west side of the development to allow a jurisdictional wetland to be preserved. Applicant has the option of mitigating this wetland and contributing to the Machine Lake Mitigation Bank and build the Senior Assisted Living Center on it's current location; however, applicant would like to preserve the wetland and manage the wetland as a nature preserve. The reflection park associated with the Senior Assisted Living Center will be part of Terakee Farm and maintained as an agricultural parcel.

Basis for Issuance of Conditional Use Permit

That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well being of the community:

Wetland studies have been completed for the development site and applicant desires to preserve the wetland area as a nature preserve for the enjoyment of the residents of Terakee Village.

That such use will not, under the circumstances of the particular case and the conditions imposed, be detrimental to the health, safety and general welfare of persons nor injurious to property or improvements in the community, but will be compatible with and complimentary to the existing surrounding uses, buildings and structures when considering traffic generation, parking, building design and location, landscaping and signs:

Conditional Use Permit already granted on April 11, 2017. Applicant is simply requesting a de minimis change of the location of the Senior Assisted Living Center.

That the proposed use will comply with the regulations and conditions specified in this Ordinance for such use:

Conditional Use Permit already granted on April 11, 2017. Applicant is simply requesting a de minimis change of the location of the Senior Assisted Living Center.

That the proposed use conforms to the goals, policies and governing principles and land use of the General Plan for Weber County:

Conditional Use Permit already granted on April 11, 2017. Applicant is simply requesting a de minimis change of the location of the Senior Assisted Living Center.

That the proposed use will not lead to the deterioration of the environment or ecology of the general area, nor will produce conditions or emit pollutants of such a type or of such a quantity so as to detrimentally effect, to any appreciable degree, public and private properties including the operation of existing uses thereon, in the immediate vicinity of the community or area as a whole:

Conditional Use Permit already granted on April 11, 2017. Applicant is simply requesting a de minimis change of the location of the Senior Assisted Living Center.

Property Owner Affidavit

I (We), Terakee Properties LP/Brad Blanch, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Brad Blanch
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 28 day of September, 2017.



REBECCA Z PETERSEN
Notary Public • State of Utah
Commission # 683731
COMM. EXP. 06-08-2019

Rebecca Z. Petersen
(Notary)

Authorized Representative Affidavit

I (We), Terakee Properties LP, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Brad Blanch, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Brad Blanch
(Property Owner)

(Property Owner)

Dated this 28 day of September, 2017, personally appeared before me Brad Blanch, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.



REBECCA Z PETERSEN
Notary Public • State of Utah
Commission # 683731
COMM. EXP. 06-08-2019

Rebecca Z. Petersen
(Notary)