

Terakee Village Phase No. 2 Narrative

September 26, 2022

Terakee Farms PRUD and Terakee Village PRUD are “get to know your neighbor communities” consisting of landscaped parks, tree-line streets, garages setback to the rear to accentuate thoughtful home architecture and fully functional front porches to allow for strolling and conversation. Terakee developments are agri-communities modeled after the hugely successful Agritopia in Gilbert, Arizona.

Phase No. 1 of The Barn at Terakee Farms PRUD was recorded by Brad Blanch, owner of Terakee Farms, on May 11, 2021, consisting of thirty-six (36) residential units, Reflections Senior Living Center, Reflections Private Park, private right of ways and open space parcels. Phase No. 2 was required to be recorded by Heritage Land Holdings on or before May 11, 2022. Heritage failed to achieve this requirement; therefore, a rezone is required consistent with Weber County’s updated Master Plan and Overlay Ordinance.

Phase No. 2 will consist of forty-three (43) residential units and private right of ways and open space parcels owned by Terakee Farms, a Utah non-profit corporation. The residential area is the same as what was approved with the original Terakee Village PRUD for a total of seventy-nine (79) residential units ranging in size from ¼ acre to ½ acre. Phase No. 2 will also consist of two (2) Mixed Use Areas, a Terakee Village Center, and Play Areas owned by Terakee Properties, a Utah Limited Partnership. Each Mixed-Use Area will be approximately two and one-half acres (2.5) in size. Play Areas will total approximately three (3) acres.

Will Serve Letters have been provided by Taylor West Weber Water Improvement District for culinary water and Terakee Farms for pressurized secondary water. The full development area has already been annexed into Central Weber Improvement District’s service area. The proposed rezone is consistent with Weber County’s newly adopted Master Plan for the area. Terakee Village located in an identified growth area with a newly built Elementary School nearby, a high school currently under construction, and a site adjacent to Terakee Village for a future junior high school. The location of Terakee Village is at 900 South and 4700 West in West Weber, Unincorporated Weber County, State of Utah.

For further information please visit terakeefarm.com or contact Brad Blanch at 801-668-8565.

Sincerely,

A handwritten signature in cursive script, appearing to read "Brad Blanch".

Brad Blanch
Terakee Farms, a Utah Non-Profit Corporation
terakeefarm.com