



October 28, 2025

Weber County Planning

RE: Pre-application notes

Jed Morris and I met with Charlie Ewert, Felix Llererino, and Tucker Weight on October 16, 2025, to discuss the 1-Lot, Flag Lot Subdivision on the Morris property. We discussed access issues, and the direction was to add the following note to the plat:

“Building permits for this lot will not be issued until connection roads are completed in sheep creek or a suitable access is acquired through an adjacent property and connect to a public right-of-way”

This note has been added to the plat. Since this meeting, Lonnie Martinez has told the developer and design team that he is not willing to grant any easements for access on his property.

The “possible future roadway” note on Charlie’s email below has been added to the plat.

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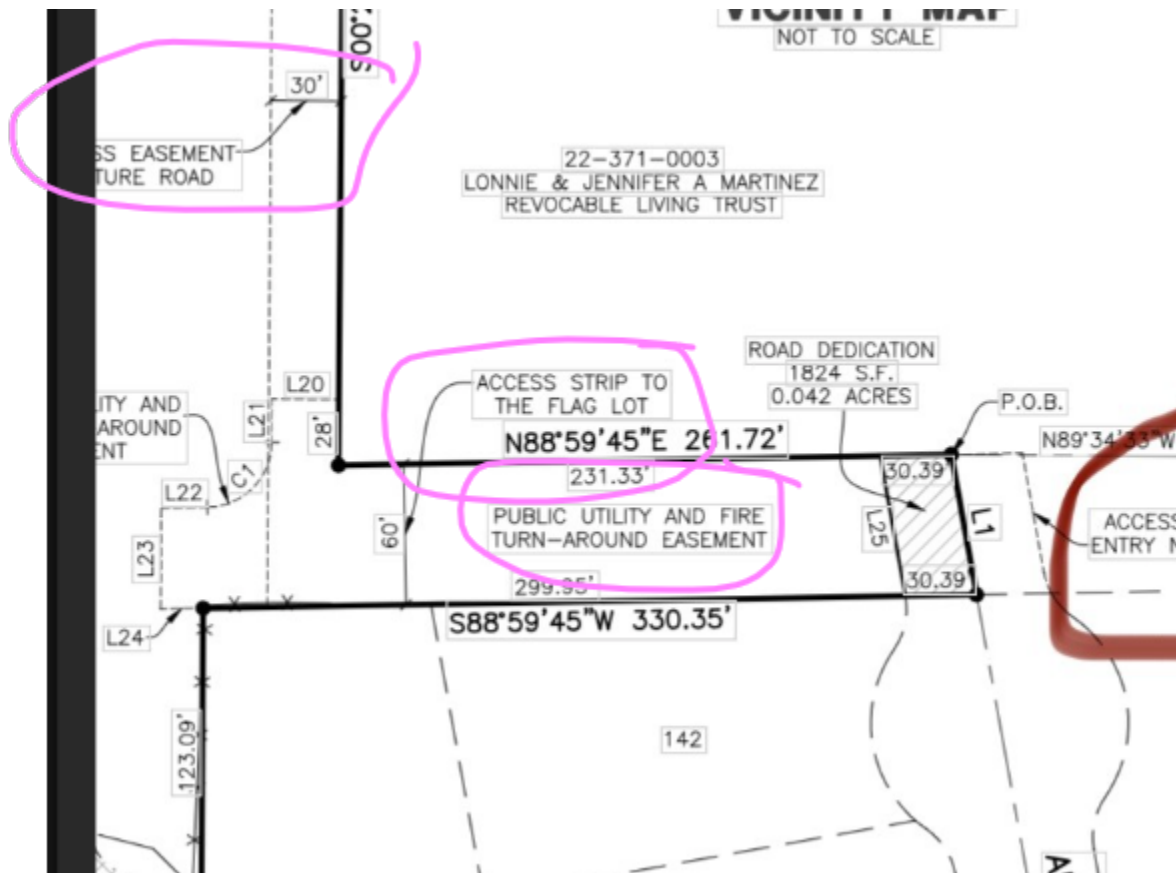


Email from Charlie Ewert, October 27, 2025:

Hi Jed -

Technically, the ordinance requires a 60-foot easement. Without it I cannot guarantee subdivision approval. However, given that the 30' north/south easement is only a half width, and a whole width will require the neighbor's cooperation in the future, maybe we can find a way to be flexible on this segment. Again, no guarantee so proceed at your own risk.

On another note, I noticed something missing that needs to be added: the 60' "access strip" needs to reference the access easement for the future road similar to the reference for the 30' north/south easement, and both should reference an easement entry number. Recordation of the easement(s) are required prior to plat recordation.



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