

Weber County Access Exception Permit Application

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

Date Submitted /Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Application Type

<input checked="" type="checkbox"/> Access by Private Right of Way	<input type="checkbox"/> Access at a location other than across the front lot line
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Property Owner Contact Information

Name of Property Owner(s) Page Family Testamentary Trust - Corey Benson		Mailing Address of Property Owner(s) 4352 S 3875 W West Haven, UT 84401
Phone 801-710-3244	Fax	
Email Address (required) benson8159@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) CNV Investments - Cortney Valentine		Mailing Address of Authorized Person P.O. Box 1197 Eden, UT 84310
Phone 602-882-0122	Fax	
Email Address (required) platinumholdings@att.net	Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	

Property Information

Project Name Base Camp 2	Total Acreage 25.64	Current Zoning AV-1 / S-1
Approximate Address 5565 E 1900 N Eden, Utah	Land Serial Number(s) 20-002-0081	

Proposed Use Low-density residential

Project Narrative Parcel No.20-002-0081 is to be divided into 6 single family residential lots as permitted by the current permitted use within zones AV-3 and S-1. The property does have direct access to 1900 North St, however after dividing into 6 lots, access to the southerly lots becomes an issue. Because of this, a private access easement is proposed.

Basis for Issuance of Access by Private Right of Way

Lots/parcels which do not have frontage on a street, but which have access by a private right-of-way or access easement may, under certain circumstances, use a private right-of-way or access easement as the primary access. Approval is subject to the applicant demonstrating compliance with the following criteria and conditions:

- a. The lot/parcel is a bona-fide agricultural parcel that is actively devoted to an agricultural use that is the main use; or
- b. Based on substantial evidence, it shall be shown that it is unfeasible or impractical to extend a street to serve such lot/parcel. Financial adversity shall not be considered; however, circumstances that may support an approval of a private right-of-way/access easement as access to a lot/parcel may include but not be limited to unusual soil, topographic, or property boundary conditions. Please explain the substantial evidence:

Because the property is uniquely situated directly north of Pineview Reservoir and the Creager Subdivision, a through street is not feasible.

Pineview Reservoir holds a topographic and a property boundary constraint on the ability to provide public access any further than the southerly boundary of the subject property due to the shoreline of the reservoir being too close to the property boundary.

The Creager Subdivision holds a property boundary constraint on the ability to provide public access any further than the southerly boundary of the subject property due to its nature, which is essentially a flag lot.

A public street through any of these parcels mentioned would adversely affect the objectives outlined in Chapter 10, Sec. 104-10-1, which states that the Shoreline Zone S-1 is "To Facilitate the conservation of water and other natural resources; To preserve open space, natural scenic attractions, natural vegetation, and other natural features within the zone."

The subject property does have direct access to 1900 North Street, as described in the current vesting deed attached hereto. A private right-of-way will be necessary to access the lots in the southerly portion of the proposed subdivision.

Attach proof to this application that the agricultural parcel or other lot/parcel has appropriate and legal access due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right.

The landowner of record or authorized representative agrees to pay a proportionate amount of the costs associated with developing a street if, at any time in the future, the County deems it necessary to have the landowner replace the private right-of-way/easement with a street that would serve as a required access to additional lots. The agreement shall be in the form considered appropriate and acceptable to the office of the Weber County Recorder and shall recite and explain all matters of fact, including a lot/parcel boundary description, which are necessary to make the agreement intelligible and show its successive nature.

Basis for Issuance of Access at a location other than across the front lot line

Access to lots/parcels at a location other than across the front lot line may be approved as the primary access, subject to the following criteria:

The applicant demonstrates that special or unique boundary, topographic, or other physical conditions exist which would cause an undesirable or dangerous condition to be created for property access across the front lot line as follows:

Attach proof that appropriate and legal access exists due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right.

Property Owner Affidavit

I (We), COREY BENSON (TRUSTEE), 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.

COREY BENSON (TRUSTEE) _____ Property Owner _____ Property Owner

Subscribed and sworn to me this 5th day of February, 2016

Andrea Arnold Notary



Authorized Representative Affidavit

I (We), COREY BENSON (TRUSTEE), the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), PLATINUM INVESTMENTS, 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.

COREY BENSON (TRUSTEE) _____ Property Owner _____ Property Owner

Dated this 5th day of February, 2016, personally appeared before me COREY BENSON, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

Andrea Arnold Notary



Property Owner Affidavit

I (We), Benjamin Harris (Trustee), 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.

_____ Property Owner

_____ Property Owner

Subscribed and sworn to me this 18 day of February, 2016.

_____ Notary

Authorized Representative Affidavit

I (We), Benjamin Harris (Trustee), the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Platinum Investments, 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.

_____ Property Owner

_____ Property Owner

Dated this 18 day of February, 2016, personally appeared before me Joni L Dyches, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

_____ Notary





Weber County Corporation

Weber County
2380 Washington Blvd
Ogden UT 84401

Customer Receipt	
Receipt Number	9967

Receipt Date
04/13/16

Received From:
Courtney Valentine

Time: 10:35
Clerk: mwald

Description	Comment	Amount
ZONING FEES	Access Exc. Fee	\$220.00

Payment Type	Quantity	Ref	Amount
CREDIT CARD			

AMT TENDERED:	\$220.00
AMT APPLIED:	\$220.00
CHANGE:	\$0.00