



Weber County Planning Division
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Western Weber Township Planning Commission
NOTICE OF DECISION

December 15, 2016

Sharon Jean Clark
Donald Fulton
P.O. Box 65999
SLC, Ut 84165

Case Number: Alternative Access (AE 2016-09)

You are hereby notified that your Alternative Access application for an alternative access request to use a private right-of-way as the primary access and frontage for a three lot subdivision the Hidden Oak Subdivision, located at approximately 6260 South 2125 East, was approved by the Western Weber Township Planning Commission in a public meeting on December 13, 2016 after due notice to the general public. This approval is subject to the following conditions:

1. The landowner of record or authorized representative shall agree 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.

This recommendation is based on the following findings:

1. Based on substantial evidence, it shall be shown that it is unfeasible or impractical to extend a street to serve such lot/parcel based on topographic, and property boundary conditions which limits typical access requirements in a unique way
2. Access from Highway 89 was denied by UDOT.

The next step in the process is to ensure complete compliance with the above listed conditions of approval. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at rkippen@co.weber.us.ut or 801-399-8768.

Respectfully,

Ronda Kippen

Weber County Planner II

The decision of the Planning Commission may be appealed to the Board of Adjustment by filing such appeal within 15 days after the written decision.