Weber County Alternative Access Application						
Application submittals will be accepted by appointment only. (801) 399-8791, 2380 Washington Blvd. Suite 240, Ogden, UT 84401						
Application Fee: \$350.00	Receipt Number (Office Use)	File Number (Office Use)				
□ Flag lot access strip □ Access by Private Right of Way □ Access at a location other than across the front lot line						
nformation		• •				
Name of Property Owner(s) Sunrise Oaks Capital Funds, LLC Phone Fax		Mailing Address of Property Owner(s) 438 East 200 West Salt Lake City III 84111				
FdX		04111				
<u>. </u>	Preferred Method of Written Correspondence					
l	X Email Fax Mail					
e Contact Information						
Name of Person Authorized to Represent the Property Owner(s) Doug Dance		Mailing Address of Authorized Person 1049 S. Eden Prairie Way				
Fax	Midway, UT 84049					
Email Address (required) ddance@outlook.com		Preferred Method of Written Correspondence X Email Fax Mail				
Property Information						
Project Name Old Snow Basin Ranch Subdivision		Current Zoning F-5 & F-3				
Approximate Address 5700 Snow Basin Road		Land Serial Number(s) 30-035-0021, 20-035-0059, 20-040-0005 and 20-040-0006				
subdivision						
Project Narrative We are requesting a private access for the proposed subdivision due to the topography of the property. There is not a need to access any other properties that are adjacent to the subject property.						
	Application Fee: \$350.00 The of Way other than across the front lot I formation al Funds, LLC Fax Contact Information resent the Property Owner(s) Fax Ch Subdivision ad subdivision a private access for property. There is a property.	Application Fee: \$\frac{\\$350.00}{\\$350.00}\$ Receipt Number (Office Use) Application Fee: \$\frac{\\$350.00}{\\$350.00}\$ Receipt Number (Office Use) And Receipt Number (Office Use) Receipt Number (Office Use) And Receipt Number (Office Use) Receipt Number (Office Use) And Receipt Number (Office Use) Receipt Number (Office Use) And Receipt Number (Office Use) Receipt Number (Office Use) And Receipt Number (Office Use) Receipt Number (Office Use) And Receipt Number (Office Use) Receipt Number (Office Use) And Receipt Number (Office Use) Receipt Number (Office Use) And Receipt Number (Office Use) Receipt Number (Office Use) And Receipt Number (Office Use) Receipt Number (Office Use) And Receipt Number (Office Use) Receipt Number (Office Use) And Receipt Number (Office Use) Receipt Number (Office Us				

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Basis for Issuance of Flag lot access strip

The land use authority shall determine whether or not it is feasible or desirable to extend a street to serve a parcel(s) or lot(s) at the current time, rather than approving a flag lot.

Sec. 108-7-30. - Flag lots

- (a) Criteria to be used in determining feasibility or desirability of extending a street shall include, but not be limited to topography, boundaries, and whether or not extending a road would open an area of five acres or more in Western Weber County and ten acres or more in the Ogden Valley for development.
- (b) The lot area exclusive of the access strip shall be a minimum of three acres.
- (c) Each lot shall access a street by means of its own fee title access strip. Successive stacking of lots on the same access strip is not permitted.
- (d) No access strip shall exceed 800 feet in length.
- (e) A maximum of two flag lot access strips may be located adjacent to each other.
- (f) No flag lot shall be allowed which proposes to re-subdivide or include within it (including the access strip) any portion of an existing lot in a recorded subdivision. No subdivision shall be vacated, re-subdivided, or changed in order to meet the requirements of this section.

Please provide information to support your request for a flag lot access strip outlining how the request meets the criteria listed above.

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:

Sec. 108-7-31. - Access to a lot/parcel using a private right-of-way or access easement:

Criteria.

- 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. The lot/parcel is a bona fide agricultural parcel that is actively devoted to an agricultural use that is the main use and is the subject parcel of an approved agri-tourism operation; or
- c. 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.

Conditions.

- a. It shall be demonstrated 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; and
- b. 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.

<u>Please provide the following information to support your request for access to a lot/parcel using a private right-of-way or access easement:</u>

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
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show its successive nature.

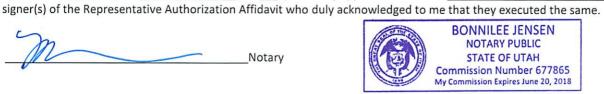
Basis for Issuance of Access to a lot/parcel at a location other than across the front lot line

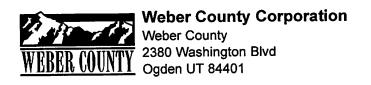
Access to lots/parcels at a location other than across the front lot line may be approved as the primary access, subject to the following criteria:

Sec. 108-7-32. - Access to a lot/parcel at a location other than across the front lot line.

- (1) 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
- (2) It shall be demonstrated 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.

Please provide the following information to support your request for Access to a lot/parcel at a location other than across the							
front lot line:							
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. 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.							
Property Owner Affidavit							
(We), Sunrise Oaks Capital Fund LLC							
Authorized Representative Affidavit							
(We), Sunrise Oaks Capital Fund LLC , the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Chris Cave and/or Douglas Dance , 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 25 day of January 20.18 personally appeared before me. Bonnilee Jensen the							





Customer Receipt
Receipt 67253

Receipt 67253

Receipt Date

01/29/18

Received From:

Machseh Holding Corp

Time: 16:10

			Clerk:	tbennett
Description		Comment		Amount
Sunrise Oaks Ca		Sunrise Oaks Capital		\$350.00
	Payment Type	Quantity	Ref	Amount
	CHECK		1795	
	AMT TENDERED:	AMT TENDERED:	\$350.00	
		AMT APPLIED:	\$350.00	
		CHANGE:	\$0.00	

