

Weber County Alternative Access Application

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

Date Submitted /Completed	Application Fee: <u>\$350.00</u>	Receipt Number (Office Use)	File Number (Office Use)
Application Type			
<input type="checkbox"/> Flag lot access strip <input checked="" type="checkbox"/> Access by Private Right of Way <input type="checkbox"/> Access at a location other than across the front lot line			
Property Owner Contact Information			
Name of Property Owner(s) <i>ROBERT E. & MARY MERRILL</i>		Mailing Address of Property Owner(s) <i>5535 E. HWY 39 OGDEN UT. 84401</i>	
Phone <i>801-791-5679</i>	Fax		
Email Address (required) <i>GLASSGUY.BOB@AOL.COM</i>		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) <i>ROBERT T. MERRILL</i>		Mailing Address of Authorized Person <i>1691 MARTINET LN. OGDEN UT. 84403</i>	
Phone <i>801-499-2594</i>	Fax		
Email Address (required) <i>TODD_MERRILL@OUTLOOK.COM</i>		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail	
Property Information			
Project Name <i>T & M LOT</i>	Total Acreage <i>3</i>	Current Zoning <i>FV-3</i>	
Approximate Address <i>5500 E. HWY 39 HUNTSVILLE UT. 84137</i>		Land Serial Number(s)	
Proposed Use <i>RESIDENTIAL LOT / SINGLE RESIDENTIAL HOME</i>			
Project Narrative <i>See attached</i>			

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.

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

- 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 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 line.
- (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

I (We), Robert E. Merrill & Mary Merrill, 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. I (We) understand that an approval of an alternative access application does not grant a legal right to access property that I(we) currently do not own.

Mary M. Merrill Property Owner Robert E. Merrill Property Owner

Subscribed and sworn to me this 10 day of February, 2019.

Melanie Padovich Notary



Authorized Representative Affidavit

I (We), Robert E. Merrill & Mary Merrill, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Robert T. Merrill, 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.

Robert E. Merrill Property Owner Mary Merrill Property Owner

Dated this 10th day of February, 2019, personally appeared before me Robert T. Merrill, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

Melanie Padovich Notary



Project Narrative:

Robert E. & Mary M. Merrill are requesting approval for our son Robert Todd Merrill to use an existing right of way to access the subdivided lot. We have a home on the existing 21.72 acres at 5535 E. HWY 39 Hunstville, UT. 84137 utilizing this access since 1994. Our desire is to sale 3 acres to our son. The easement road dates back to early 1970's for the 4 related parcel of approx. 22 acres each. Please see the attached exhibit "A" & warranty deed showing the accesss right of way for this parcel being included in the transfer of property.

The owners are not proposing any additional improvements along the existing right of way and desire to maintain the mountain rural environment to access adjoining property which the right of way passes. If granted this will be the sixth private access along this right of way which is allowed in the county ordinance.

The property has a well permit and is in the process of finalizing the approval for subdivided lot with Weber Morgan Health on Septic System.

Please see attached plot for proposed lot.



Weber County Corporation

Weber County
2380 Washington Blvd
Ogden UT 84401

Customer Receipt

Receipt Number **99796**

Receipt Date
02/12/19

Received From:
Robert Merrill

Time: 15:26
Clerk: amorby

Description	Comment	Amount
ZONING FEES	Alternative Access	\$350.00

Payment Type	Quantity	Ref	Amount
CHECK		142	

AMT TENDERED: \$350.00
 AMT APPLIED: \$350.00
 CHANGE: \$0.00