



Weber County Planning Division
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Weber County Planning Division
NOTICE OF DECISION

September 5, 2019

Alan Franke
3392 N 2575 W
Ogden, Utah 84404

You are hereby notified that the Weber Planning Division held a public meeting for the consideration and action on an application to create a private road that will serve as access to two residential lots with surrounding acreage devoted to farm ground. This approval was based on compliance with standards set forth in section 108-7-(29-32) and the following conditions:

1. All County reviewing agency requirements shall be met.
2. The private road shall comply with the design, safety, and parcel/lot standards of the alternative access.
3. The applicant will enter into an alternative access agreement that shall be recorded, including the dedication of a half-width that will be a gift to the County at the time of the County's choosing. The language of the agreement shall be mutually decided between the applicant and County.

Approval is based on the following findings:

1. At this time, it is not feasible to extend a county right-of-way due to the access strip not having sufficient width.
2. The Franke's are willing to enter into an agreement to provide their portion of the area and are willing to pay the proportionate costs associated with a public right-of-way and gift to the County what would otherwise be required at the time the dedication plat is recorded.
3. The immediate plan to apply for a two-lot subdivision is minimal and does not justify a standard 66-foot right-of-way.

If you have any questions, feel free to call me at 801-399-8767.

Sincerely,

Felix Lleverino, Planner II
Weber County Planning Commission

Expiration. Flag lot access strips, private rights-of-way, and access easements which have been approved by the land use authority are valid for 18 months from the date of approval.