



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

February 25, 2021

Robert Favero
2267 S 3500 W
Ogden Utah 84401

The Weber County Planning Division on February 24, 2021, made the motion to issue final approval of alternative access for a flag lot in a future three-lot subdivision subject to the following conditions:

1. That approval is based on the concept layout list as Exhibit C of this staff report.
2. That this approval offers no explicit or implicit rights of access along any connected private streets, roads or rights of way serving access to the property.

This recommendation is based on the following findings:

1. Based on substantial evidence, it has been found that it is impractical to require installation of a county standard right of way to serve such lot/parcel property boundary conditions which limits typical access requirements in a unique way. Due to the existing development, to the east of the proposed subdivision, and along 3500 West St., road connectivity is not feasible. Per 106-2-1, "*The arrangement of streets in new subdivisions shall make provision for the continuation of the existing streets in adjoining areas (or their proper protection where adjoining land is not subdivided) ...*" Planning feels there is substantial evidence, and reason for the recommendation for approval.

The next step in the process is to ensure complete compliance with the above listed conditions of approval and getting the subdivision plat recorded with the County Recorder's Office. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at taydelotte@co.weber.ut.us or 801-399-8794.

Sincerely,

Tammy Aydelotte, Planner II
Weber County Planning Division