

Memo

Alternative Access Extension Application, Franke Estates Subdivision Amended

Date: June 29, 2021

Regarding: Amended Request for extension of an alternative access Franke Estates Amended Subdivision, 3718 West 600 South, Ogden, Utah 84404

Applicant: Alan Franke and Cynthia Franke, 3718 West 600 South, Ogden, Utah 84404

To: Weber County Planning Department, 2380 Washington Boulevard, Suite 240, Ogden Utah, 84401

Request

Mr. and Mrs. Franke would like approval from Weber County to extend an already approved a private driveway access to create an additional residential lot on an agricultural parcel which is approximately 10 acres. Access to a public Street is accomplished by the alternative access connecting to 3600 West. The intent is to allow construction of an additional single family home to be built in the future. The County has already approved 2 buildable lots on the private drive. A formal application for an amendment to the Franke Estates Subdivision Amended will be submitted when approval is granted for the access extension. The majority of the acreage (approximately 9 acres) will continue to be used as agriculture. The private access is 20 feet in width, with 3 inches of sub base and 8 inches of road base compacted with a cul-de-sac at its west terminus. It is built for a service vehicle of 75000 lbs to access the drive.

History

2018: The County denied a petition for an original application for the alternate access because of the County's requirement to have a dedicated 66 foot ROW to service any new development. The Franks demonstrated they did not have adequate ROW width to dedicate for the 66 foot ROW. The County allowed the Alternative access in lieu of the dedicated ROW with a Deferral agreement

2019: The County approved a single lot subdivision named Franke Estates to allow the construction of a single lot subdivision on a 12 acre parcel. This home has been constructed and is the primary residence of Mr. and Mrs Franke.

2020: The Frankes requested and the County approved an extension of the alternate access and subdivision to allow an additional residential lot and to further define the existing residential lot to include 1.18 acres instead of 12 acres. 10 acres was to be a left over parcel used for farming.

Project Narrative

The Frankes would request an extension of the private access so that another child of the Franke's may build a home on a one acre lot. It is the Franke's understanding that County ordinance allows up to five lots on an alternate access. This was reiterated by the County Staff to Mr. Franke in a telephone conversation with County Engineering and Planning staff in 2019.

The extension will not take the private access beyond the 800 foot maximum length of allowed by County ordinance. Further, the Frankes will sign a deferral agreement to dedicate and install their portion of the future 66' right of way in the future. It is also understood that an additional lot will bring an additional. The width of the private driveway will be 20 feet improved with sub and road base so it can support a large service vehicle. There will be a cul-de-sac at the end of the private driveway.

The Frankes also understand that approval of an additional lot will require connection to sanitary sewer as required by County health requirements. Engineering has been done for the required sewer line.