



Weber County

Weber County Planning Division
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Weber County Planning Division
NOTICE OF DECISION

August 11, 2022

Emily Nicolosi (Owner)

Case No.: AAE 2022-03

You are hereby notified that your request for final approval of an access exception request, located approximately 2223 North River View Rd, Huntsville Utah, was heard and approved by the Weber County Planning Division in a public meeting held on August 10, 2022. Approval was conditioned upon meeting all requirements from county reviewing agencies and the following:

1. The private access shall comply with the design, safety, and parcel/lot standards, as outlined in LUC §108-7-29.
2. The applicant shall agree to file the required alternative access covenant, as outlined in LUC §108-7-31, before the recording of the future subdivision.
3. The development plan display connectivity via a public road stub or public pathway stub.
4. The improved travel surface of the access easement shall be a minimum of 12 feet wide and shall be capable of supporting 75,000 lbs. Also, and Per LUC Sec. 108-7-29(a)(5), a turnout measuring 10'x40' will be required at the midpoint of the access easement.

Approval is based on the following findings:

1. The applicant has demonstrated that extending a fully improved road to one lot is not practical due to the parcel's property boundary conditions.

The next step in the process is to ensure complete compliance with the above listed conditions of approval. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at taydelotte@webercountyutah.gov or 801-399-8794.

Respectfully,

Tammy Aydelotte

Weber County Planner II

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.