

Weber County Planning Division
Weber County Engineering Department
2380 Washington Blvd, Suite 240
Ogden Utah, 84401

Rob Howard (owner)
Scott Carlson (representative)

The subdivision application titled Little Mountain Phase 1 is currently under review for compliance with the provisions stated in the Weber County Subdivision Code. The existing parcel configuration that was created by deed was done through a legal means of an "Agricultural Division". The below Utah State Code requires that all divisions of land are to be platted through the jurisdiction designated subdivision process if the land is used for any non-agricultural purposes.

17-27a-605 (2)(b) If a parcel of land that was previously divided under the "Agricultural Division" is used for a nonagricultural purpose, the county shall require the lot or parcel to comply with the requirements of the applicable county ordinance.

The county code below applies and should be resolved:

106-2-4.10 (e) states "[a]n allowed remnant parcel shall be no smaller than five acres, and be recorded with the agricultural notice..." This would require that the Little Mountain Subdivision plat have a remainder parcel that is no less than 5 acres and that the subdivision plat label the remainder parcel "Remainder Agricultural Parcel Not Approved for Development."

106-2-4.10 (c) "**Lot frontage.** Each lot shall have frontage on a street or shared private lane that meets County standards unless specifically provided otherwise in this Land Use Code. A lot having double frontage is prohibited unless the rear of the lot is abutting a collector or arterial street, or a street planned to become a collector or arterial street, or extreme topography makes other design inappropriate, as determined by the County Engineer. If allowed, the rear lot line of a double frontage lot shall be labeled as 'no access allowed'."

Each lot of The Little Mtn. Subdivision Phase 1 front on 900 S road. However, the County Engineer is limiting access from 900 S to one main access. The applicant is encouraged to dedicate and construct a single access that would provide the appropriate frontage for each lot of the Little Mountain Subdivision Phase 1 and lots created from future phases.

The current plan for Little Mtn. Ph 1 would result in an undesirable outcome related to the double frontage issue and the ability of the county to enforce limited access from 900 S. The County Engineer has determined that it would be best to label the lot line fronting 900 S as "No Access Allowed". Due to the conditions of 900 South road, County Planning and Engineering would require that the rears or sides of the lots are arranged to face 900 S road and that there be one main access into the Little Mountain Development that is designed for big rigs and long haul trucks and trailers.

The 2022 Western Weber Planning Area General Plan contains a Future Streets Map that depicts a marginal street location along the south side of 900 S. It is the County's objective to provide for local commerce in this area. The creation of a marginal street or commerce street would facilitate commercial, industrial, and manufacturing uses fronting along a commercial street. Reduced speeds and multiple business access points will result in a safe and efficient area for local commerce activity.

106-2-2.4 (c) "***Substandard terminal street.*** A subdivision that is proposed along a terminal street or terminal street-route that does not meet County right-of-way or construction standards at any point along the terminal street or terminal street-route shall not be allowed unless the County Engineer and Planning Director can mutually make the following findings:

1. A traffic study, conducted by a certified professional traffic operations engineer (PTOE) and funded by the applicant, demonstrates that the existing single-access street or street route is adequate and safe, or can be made adequate and safe with improvements volunteered by the applicant, for the increased traffic demand of the new subdivision;
2. That due to topographic, environmental, or other unique characteristics of the area, it is unlikely that another street or street route will be established that provides the new subdivision a second connection to the greater interconnected public street network within the next 10 years;
3. That not providing the new subdivision with a standard single-access street or street-route does not conflict with an applicable general plan, small area plan, master streets plan, or similar adopted planning document;
4. That not requiring a second connection to the greater interconnected public street network does not conflict with an applicable general plan, small area plan, master streets plan, or similar adopted planning document; and
5. That compliance with Section 106-2-2.8 will be met."

The County Engineer will require a traffic study for 900 S at the access point of the Little Mountain Subdivision. The study will provide useful information regarding a single access to the new development and design standards to meet the anticipated traffic demands.

The County will continue to review this proposal for compliance with state and county ordinances. We intend to provide timely reviews and approvals following revisions and needed corrections to the development plans. The Little Mountain Subdivision has the potential to become a thoughtful development that anticipates the future commercial and industrial needs of the local economy.