

Weber County Access Exception Permit Application

Application submittals will be accepted by appointment only. (801) 399-8791, 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted /Completed

Fees (Office Use)

Receipt Number (Office Use)

File Number (Office Use)

Application Type

☒ Access by Private Right of Way

☐ Access at a location other than across the front lot line

Property Owner Contact Information

Name of Property Owner(s)

Glenn Farr and Inez C. Farr Trust

Mailing Address of Property Owner(s)

2361 South 3500 West
Ogden, Utah 84401

Phone

801-731-1964

Fax

Email Address (required)

ggfarr@q.com

Preferred Method of Written Correspondence

☒ Email ☐ Fax ☐ Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)

Robert Favero

Mailing Address of Authorized Person

2049 Bluff Ridge Dr.
Syracuse, Utah 84075

Phone

801 644-3706

Fax

Email Address (required)

robertlfavero@hotmail.com

Preferred Method of Written Correspondence

☒ Email ☐ Fax ☐ Mail

Property Information

Project Name

Winslow Farr Jr. Farm

Total Acreage

71 acres (total acres)

Current Zoning

A-1

Approximate Address

2361 South 3500 West

Land Serial Number(s)

1507800015 (15.54 acre parcel)

Proposed Use

The site of an existing home and future residential lot.

Project Narrative

The existing house has historically been accessed by a lane easement from 3500 West. The proposed subdivision will provide better access to a county street and utilities by shortening the distance from the street, to the property. In addition, the location of the existing house, irrigation canal, other existing building and the amount of land that is to the west of the property makes it very difficult to provide access and driveway space in any other way, except by private easement.

The Access Easement will burden lot 102 with a 30' width and benefit lots 101 and 100. The same Access Easement will reduce to 20' and burden lot 102 and also the open space between lot 100 and 101 to the benefit of lot 100.

Basis for Issuance of Access by Private Right of Way

Lots/parcels which do not have frontage on a street, but which have access by a private right-of-way or access easement may, under certain circumstances, use a private right-of-way or access easement as the primary access. Approval is subject to the applicant demonstrating compliance with the following criteria and conditions:

- a. The lot/parcel is a bona-fide agricultural parcel that is actively devoted to an agricultural use that is the main use; or
- b. Based on substantial evidence, it shall be shown that it is unfeasible or impractical to extend a street to serve such lot/parcel. Financial adversity shall not be considered; however, circumstances that may support an approval of a private right-of-way/access easement as access to a lot/parcel may include but not be limited to unusual soil, topographic, or property boundary conditions.

Please explain the substantial evidence:

Ownership of the parcel will not change and access to the property as it is now configured, has always been from a lane easement in the same location as the Private Right of Way that is being requested. Ownership boundary to the east and the location of the Wilson Irrigation canal and the desire to retain the configuration of the current improvements and access makes the current and proposed access the best solution.

☐ Attach proof to this application that the agricultural parcel or other lot/parcel has appropriate and legal access due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right.

☒ The landowner of record or authorized representative agrees to pay a proportionate amount of the costs associated with developing a street if, at any time in the future, the County deems it necessary to have the landowner replace the private right-of-way/easement with a street that would serve as a required access to additional lots. The agreement shall be in the form considered appropriate and acceptable to the office of the Weber County Recorder and shall recite and explain all matters of fact, including a lot/parcel boundary description, which are necessary to make the agreement intelligible and show its successive nature.

Basis for Issuance of Access at a location other than across the front lot line

Access to lots/parcels at a location other than across the front lot line may be approved as the primary access, subject to the following criteria:

The applicant demonstrates that special or unique boundary, topographic, or other physical conditions exist which would cause an undesirable or dangerous condition to be created for property access across the front lot line as follows:



Attach proof that appropriate and legal access exists due to historic use, court decree, or the execution of an easement, right-of-way, or other instrument capable of conveying or granting such right. See attached survey and plat.

Property Owner Affidavit

I (We), Gary G. Farr Trustee, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Gary G. Farr - TRUSTEE Property Owner _____ Property Owner

Subscribed and sworn to me this JAN day of 22, 20 15

Laura Hall Notary



Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

_____ Property Owner _____ Property Owner

Dated this ____ day of _____, 20 __, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

_____ Notary

H Buck

Investment 1 TD

