



**Weber County**

Weber County Planning Division  
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**WEBER COUNTY BOARD OF ADJUSTMENT  
NOTICE OF DECISION**

Name: Christina Williams  
P.O. Box 341  
Huntsville, Utah 84317

Date: April 13, 2012

BOA Case No.: 2010-08

You are hereby notified that your request for a special exception to allow a dwelling to be built on a lot without frontage using access by a private right-of-way was heard by the Weber County Board of Adjustment in a public meeting held on April 12, 2012.

The Board of Adjustment gave consideration to your request for a special exception and granted the following unanimous (4-0) approval with two conditions:

The Board of Adjustment found that the applicant had satisfied, based on new information submitted for the Board's review, the former condition of approval from January 27, 2011 which stated that "The applicant must work with a representative from the Monastery and Bally Watts LLC to establish the right to use the existing dirt road through their properties. The right to access must be established prior to final subdivision approval." However, the Board was clear in stating that the approval in no way guaranteed the applicant's use of the right-of-way.

The Board's decision grants the special exception and allows the applicant to move forward with the subdivision process subject to the following conditions:

1. The applicant must sign a covenant agreeing to participate in the cost of future road improvements that may be required if the private right of way is turned into a road for the purpose of development.
2. The applicant must sign an agreement to defend and indemnify the County against any claims arising from the right-of-way.

The minutes from this meeting will be presented for approval at the next meeting of the Board of Adjustment. Please contact the Weber County Planning Division for a meeting schedule. After the minutes are approved they will be available in the Weber County Planning Division office and on the Planning Division website.

Sincerely,

Sean Wilkinson  
Weber County Planning Division