

County guidance regarding Rau lot designation:

The previous page depicts the lot in question and it is clear to see that no street frontage exists. The simplest remedy (which I propose) is to utilize the existing driveway and easement agreement concerning the same driveway between the two lots to grant access to this lot for future improvements.

Below is Weber County code regarding a "Flag Lot" which this access would certainly fall in line with. If you have any questions about whether or not it qualifies, please see the attached satellite picture with a scale at the bottom left in order to approximate distances.

Sec. 108-7-29. - Flag lot access strip, private right-of-way, and access easement standards.

In order to provide for safe and consistent access to lots/parcels using flag lot access strips, private rights-of-way, or access easements as the primary means of ingress and egress to a dwelling unit, the following standards shall be met, in addition to the individual requirements of sections 108-7-30—108-7-32. These standards shall not apply to bona-fide agricultural parcels that are actively devoted to an agricultural use(s) that is the main use.

(1)

Design standards.

- a. The flag lot access strip, private right-of-way, or access easement shall be designed and built to a standard approved by the county engineer. The improved road surface does not require hard-surface paving, i.e., concrete or asphalt, but the improvements shall meet the following standards.
- b. The flag lot access strip shall have a minimum width of 20 feet and a maximum width of 30 feet. A private right-of-way or access easement shall have a minimum width of 16 feet and a maximum width of 50 feet. The private right-of-way and access easement width standards may be modified by the Weber Fire District in

conjunction with the county engineer on a case-by-case basis.

The existing driveway is over 20' in width up to the turn-in designated for the lot in question. The easement agreement allows for a 20' access from the county road to the property boundary.

- c. The improved travel surface of the flag lot access strip, private right-of-way, or access easement shall be a minimum of 12 feet wide if the access serves fewer than five dwellings, and a minimum of 20 feet wide if the access serves five or more dwellings.

The existing driveway is over 20' in width up to the turn-in designated for the lot being granted access.

- d. The improved road surface of the flag lot access strip, private right-of-way, or access easement shall be capable of supporting a minimum weight of 75,000 pounds.

The existing driveway is a paved surface able to support 75,000 lbs.

- e. A turnout measuring at least ten feet by 40 feet shall be provided adjacent to the traveled surface of the a flag lot access strip, private right-of-way, or access easement (private access) if the private access is greater than 200 feet in length. The turnout shall be located at the approximate midpoint of the private access if its length is between 200 and 800 feet. If the private access length is greater than 800 feet, turnouts shall be provided at least every 400 feet thereafter. These standards may be modified by the Weber Fire District in conjunction with the county engineer on a case-by-case basis.

The turnout to access the property in question is approximately the halfway point of the original driveway. That turnout qualifies under the above guidance and is 775' from the county road.

- f. The flag lot access strip, private right-of-way, or access easement shall have a maximum grade of ten percent. This standard may be modified by the Weber Fire District in conjunction with the county engineer on a case-by-case basis; however, the maximum grade

shall not exceed 15 percent.

The rise in elevation over the 775' distance is 65' giving it a gradient of 8%. Reference: [http://elevationmap.net/3015-e-3350-n-eden-ut-84310-usa?latlngs=\(41.319475491626186,-111.8755616247654\)](http://elevationmap.net/3015-e-3350-n-eden-ut-84310-usa?latlngs=(41.319475491626186,-111.8755616247654))

g. The flag lot access strip, private right-of-way, or access easement shall have a minimum vertical clearance of 14.5 feet.

There is no vertical impediment that I am aware of.

h. No buildings, structures, or parking areas are allowed within the flag lot access strip, private right-of-way, or access easement.

There are none at this time.

i. New bridges, including decking and culverts shall be capable of supporting a minimum weight of 75,000 pounds. For existing bridges, a current certified engineer statement of load bearing capabilities must be submitted to the county engineer and the Weber Fire District for review.

There are none at this time.

j. The flag lot access strip, private right-of-way, or access easement shall have a minimum inside travel-way radius of 26 feet, outside travel-way radius of 45 feet, and outside clear zone radius of 50 feet on all curves, particularly switchbacks. The width of the access may need to be increased to accommodate these standards.

The one bend in the existing driveway looks to have a radius in excess of 100'

k. Water and sewer lines located within the flag lot access strip, private right-of-way, or access easement require written notification from the agencies providing such services.

To be addressed at a later date. None exist at this time.

Safety standards.

No plan to build at this time but lot size and access area should make it easy to comply.

- a. The lot address shall be displayed in a prominently visible location at the street entrance to the flag lot access strip, private right-of-way, or access easement.
- b. A turn-around area shall be provided at the home location to allow firefighting equipment to turn around. This area shall be a year round surface capable of supporting fire equipment (a minimum inside turning radius of 30 feet and an outside turning radius of not less than 45 feet).
- c. A fire hydrant or other suppression method may be required by the fire district.

The best estimate I can offer using on line mapping data is approximately 600' to the nearest hydrant.

- d. A site plan showing the location of the home, any proposed access roads and driveways, along with the location of and distance to the nearest fire hydrant (if available) shall be submitted to the fire district for review.

I think it best to save this for the person intent on building. I would purely be guessing as to what future desires might be.

- e. Conditions may be imposed by the land use authority to ensure safety, accessibility, privacy, etc., to maintain or improve the general welfare of the immediate area.

Lot/parcel standards.

- a. The lot/parcel shall meet all minimum yard and area requirements of the zone in which it is located.

- b. Buildings shall be set back a minimum of 30 feet from the end of the flag lot access strip, private right-of-way, or access easement.**
- c. The lot/parcel shall meet the minimum lot width requirement for the zone in which the lot is located at the end of the access strip.**
- d. The lot/parcel shall have a flag lot access strip, private right-of-way, or access easement constructed in conformance with subsections (1), (2), and (3) of this section prior to the issuance of land use permits or building permits.**

(3)

(4) 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.

(Ord. No. 2012-7, § 5(23-28), 5-1-2012; Ord. No. 2013-32, 12-10-2013)