



Weber County Planning Division  
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Weber County Planning Division  
**NOTICE OF DECISION**

February 18, 2020

Jana & William Colvell  
3502 N 3900 W  
Ogden, UT 84404

You are hereby notified that your application for final approval for an access exception, located at approximately 4212 N 3175 W, Ogden, UT, was heard and approved by the Western Weber Planning Commission in a public meeting held on February 11, 2020. After due notice to the general public, approval was granted conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. Weber Fire District approve access.
2. That approval is based on the concept layout list as Exhibit C of the August 21, 2019 staff report.
3. That this approval offers no explicit or implicit rights of access along any connected private streets, roads or rights of way serving access to the property.

This approval is based on the following findings:

1. Based on substantial evidence, it has been found that it is impractical to require installation of a county standard right of way to serve such lot/parcel property boundary conditions which limits typical access requirements in a unique way. Due to the existing development, to the east of the proposed subdivision, road connectivity is not feasible. The County Engineer has stated it is impractical to require a road, public or private, to run along the southern boundary of the existing lot. Per 106-2-1, "*The arrangement of streets in new subdivisions shall make provision for the continuation of the existing streets in adjoining areas (or their proper protection where adjoining land is not subdivided) ...*" Planning feels there is substantial evidence, and reason for the recommendation for approval.

The next step in the process is to ensure complete compliance with the above listed conditions of approval and getting the subdivision plat recorded with the County Recorder's Office. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at [taydelotte@co.weber.ut.us](mailto:taydelotte@co.weber.ut.us) or 801-399-8794.

Sincerely,

Tammy Aydelotte  
Planner I  
Weber County