



Weber County Planning Division
www.co.weber.ut.us/planning_commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8371
Fax: (801) 399-8862

Weber County Planning Division
NOTICE OF DECISION

April 16, 2020

Jeff Butler
2843 S 4700 W
Ogden, UT 84401

You are hereby notified that your application for an Alternative Access Exemption, located at approximately 2843 S 4700 W, Ogden, UT was heard and conditionally approved by the Weber County Planning Division in a public meeting held on April 15, 2020. Conditional approval was granted upon meeting all requirements from county reviewing agencies and the following conditions:

1. All County reviewing agency requirements shall be met.
2. The private road shall comply with the design, safety, and parcel/lot standards of the alternative access.
3. The applicant shall provide written correspondence from Utah Power and Light indicating that Utah Power and Light are unwilling to negotiate a land purchase, land swap, or right-of-way dedication agreement needed to provide the necessary frontage along 4700 S Street to extend a traditional 66-foot wide public right-of-way.

However, should Utah Power and Light indicate that they ARE willing to negotiating a land acquisition, land swap, or right-of-way dedication agreement, the applicant must pursue an agreement that will result in the acquisition or dedication of sufficient frontage along 4700 S Street to extend a 66-foot wide public right-of-way through the proposed future subdivision. This right-of-way will need to allow enough separation to maintain at least a 20-foot side-yard setback with the existing residence and storage structure on the property (a 20-foot side setback with the existing residence assumes that the residence's frontage remains along 4700 S Street, with access being provided via a private access easement along the southern side yard).

If negotiations are unsuccessful, it will be assumed that the Butlers withdrew on their own accord unless documented proof is submitted to the contrary. In the event the Butlers submit proof that Utah Power and Light withdrew from the negotiations on their own accord prior to reaching a mutually beneficial agreement, then the Butlers may proceed with the installation of a private access easement/roadway to provide access to the four proposed residential lots. However, if the Butlers withdraw on their own accord from said negotiations, then a conditionally approved alternative access exemption will become null and void.

4. The applicant will file an agreement with the County, in which the applicant 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, as outlined in LUC §108-7-31(2)(b).

This approval is based on the following findings:



Weber County Planning Division
www.co.weber.ut.us/planning_commission
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8371
Fax: (801) 399-8862

1. At this time, it is not feasible or practical to extend a county right-of-way due to the access strip not having sufficient width and a resultant block separation that would be less than 500 feet.

The next step in the process is to ensure complete compliance with the above listed conditions of approval. If all conditions have been met, the proposed four-lot subdivision application may proceed through the County review and approval process. This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at sperkes@co.weber.ut.us or 801-399-8772.

Sincerely,

Scott Perkes
Planner II
Weber County