

# Weber County Alternative Access Application

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

Date Submitted /Completed

Application Fee:

**\$350.00**

Receipt Number (Office Use)

File Number (Office Use)

## Application Type

- Flag lot access strip
- 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)

Robert Marker

Mailing Address of Property Owner(s)

3972 N 550 W Pleasant View UT 84414

Phone

801-564-0910

Fax

Email Address (required)

rob@ithrivefunding.com

Preferred Method of Written Correspondence

Email  Fax  Mail

## Authorized Representative Contact Information

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

Mailing Address of Authorized Person

Phone

Fax

Email Address (required)

Preferred Method of Written Correspondence

Email  Fax  Mail

## Property Information

Project Name

Marker Family Fields

Total Acreage

9.63

Current Zoning

Greenbelt

Approximate Address

3196 E 3350 N Liberty, UT

Land Serial Number(s)

223540001

Proposed Use

Home and greenbelt activity (crops and/or cattle)

Project Narrative

Land owner is requesting an alternative access be granted in preparation to subdivide 9.63 acres into three 3 acre lots. Based upon the layout of the land, an alternative access along the east property line will provide ability to access the three proposed parcels. Dividing property in block shapes running west to east, rather than long narrow division (North to South), would provide the following benefits:

- Gives more diverse use for property including: out buildings, farming, circulation, building locations and size
- Value of land is higher with wider frontages as opposed to narrow ones
- View corridor down 3350 North will be less crowded and will maintain a more rural look
- Block like subdivision will meet minimum acre requirement of the county

Land owner's intention is to subdivide into 3 parcels and keep two of the lots for himself and sell 3rd lot once/if subdivision is approved.

**Basis for Issuance of Access to a lot/parcel 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:

Sec. 108-7-32. - Access to a lot/parcel at a location other than across the front lot line.

- (1) 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.
- (2) It shall be demonstrated 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.

**Please provide the following information to support your request for Access to a lot/parcel at a location other than across the front lot line:**

- 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.
- 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.

**Property Owner Affidavit**

I (We), Robert Marker, 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. I (We) understand that an approval of an alternative access application does not grant a legal right to access property that I(we) currently do not own.

Robert Marker Property Owner \_\_\_\_\_ Property Owner

Subscribed and sworn to me this 11 day of SEPT, 2020.

Melissa Spencer 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