



Weber County

Weber County Planning Division
www.co.weber.ut.us/planning
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8791
Fax: (801) 399-8862

Access Exception Permit Application

The Planning Division staff reviews applications for access exceptions (access by private right of way and access at a location other than across the front lot line) as outlined below.

A pre-application meeting is required prior to application submittal; please call (801) 399-8791 to make an appointment. Date of pre-application review meeting: JULY 11, 2013 Time: 3:00 o'clock

- Staff member assigned to process application: SCOTT, ROB
MENDOZA, SCOTT

The Planning Division Director can approve, at his discretion, these types of applications administratively or he can forward the application to the Planning Commission. His decision can be appealed to the Planning Commission within 15 days of the date of the decision.

Application Submittal Checklist

The Planning Division will only accept complete applications with supporting documents as outlined below. Submitting an application does not guarantee that your application will be administratively approved.

The following is required as part of the application form submittal:

- Complete Application Form
- A non-refundable fee made payable to Weber County (see *Fee Schedule* below)
- Obtain signature of the owner(s) on the application and any authorized representatives
- For Access by Private Right of Way applications, proof that the agricultural parcel or other lot/parcel has appropriate and legal access 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 shall be submitted.
- 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.
- For Access at a location other than across the front lot line applications, 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 shall be submitted.
- A narrative explaining your request. If your request is for a variance please explain how the request meets the requirements for: (see *Review Criteria*).

Fee Schedule

Property Zoning _____ Fee Required _____

- Access Exception Application \$225

Weber County Access Exception Permit Application

Application submittals will be accepted by appointment only. (301) 399-8791, 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted /Completed	Fees (Office Use) \$225	Receipt Number (Office Use) 2005	File Number (Office Use) AE2013-04
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Application Type

- 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) GDR DONE Playground LLC GORDON FRISBEY		Mailing Address of Property Owner(s) 3451 Airport Road Ogden Utah 84405
Phone 801-644-3747	Fax	
Email Address (required) gfrisbey@hotmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s) GORDON FRISBEY		Mailing Address of Authorized Person 3451 Airport Road Ogden Ut 84405
Phone 801 644 3747	Fax	
Email Address (required) gfrisbey@hotmail.com		Preferred Method of Written Correspondence <input checked="" type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail

Property Information

Project Name Equipment Storage	Total Acreage 53.86 ACRES	Current Zoning GRAVEL
Approximate Address 6239 South 1550 East	Land Serial Number(s) 07-081-0024	

Proposed Use

Equipment Storage / SHOP / REPAIR

Project Narrative

Building will be used for equipment storage and minor repair for equipment to be used on the land.

Basis for Issuance of Access by Private Right of Way

Lots/parcels which do not have frontage on a street, but which have access by a private right-of-way or access easement may, under certain circumstances, use a private right-of-way or access easement as the primary access. Approval is subject to the applicant demonstrating compliance with the following criteria and conditions:

- a. The lot/parcel is a bona-fide agricultural parcel that is actively devoted to an agricultural use that is the main use; or
- b. Based on substantial evidence, it shall be shown that it is unfeasible or impractical to extend a street to serve such lot/parcel. Financial adversity shall not be considered; however, circumstances that may support an approval of a private right-of-way/access easement as access to a lot/parcel may include but not be limited to unusual soil, topographic, or property boundary conditions. Please explain the substantial evidence:

1- The access HAS been used for this property for many years by the PREVIOUS OWNERS. ~~the~~ PREVIOUS OWNERS PAVED a ROAD GOING DOWN THE HILL.

2. ~~to~~ 1550 EAST ENDS because of the steepness AND SOIL OF the LAND. ALSO 155 WOULD STILL NOT BORDER this property



Attach proof to this application that the agricultural parcel or other lot/parcel has appropriate and legal access 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.

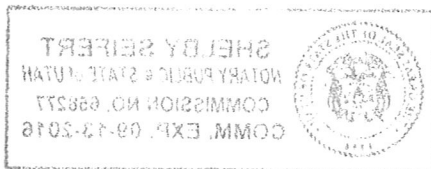
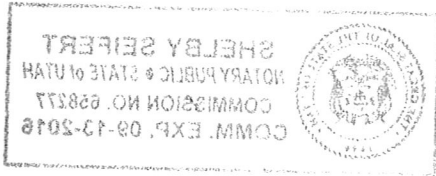


The landowner of record or authorized representative agrees to pay a proportionate amount of the costs associated with developing a street if, at any time in the future, the County deems it necessary to have the landowner replace the private right-of-way/easement with a street that would serve as a required 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.

Basis for Issuance of Access 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:

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 as follows:



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.

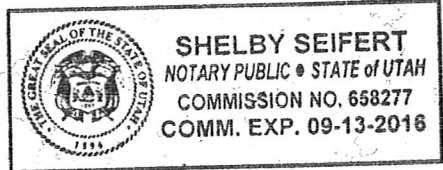
Property Owner Affidavit

I (We), _____, 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.

[Signature] Property Owner [Signature] Property Owner

Subscribed and sworn to me this 15th day of July, 2013.

[Signature] Notary



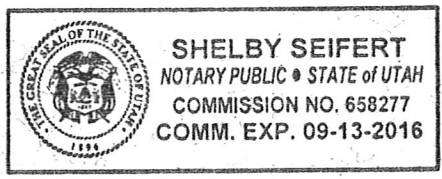
Authorized Representative Affidavit

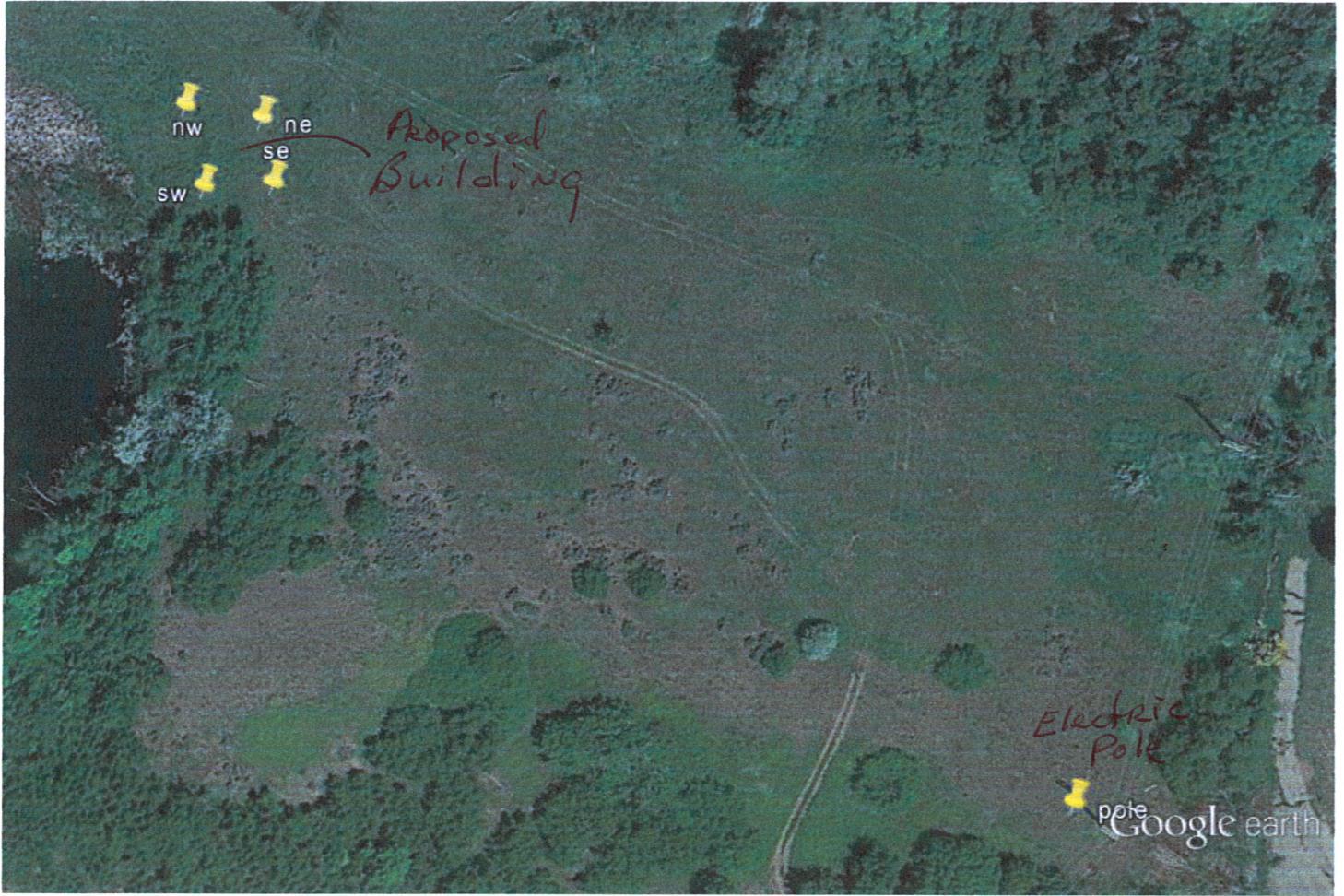
I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

[Signature] Property Owner [Signature] Property Owner

Dated this 15th day of July, 2013, personally appeared before me [Signature], the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

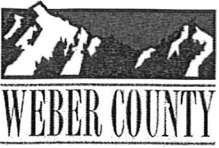
[Signature] Notary





Google earth





WEBER COUNTY CMS RECEIPTING SYSTEM
OFFICIAL RECEIPT

*** REPRINT ***

Date: 15-JUL-2013

Receipt Nbr: 2005

ID# 13250

Employee / Department: ANGELA - 4181 - PLANNING
Monies Received From: ROXANNE BALL
Template: PUBLIC WORKS
Description: ACCESS EXCEPTION

The following amount of money has been received and allocated to the various accounts listed below:

Total Currency	\$	<u> .00</u>
Total Coin	\$	<u> .00</u>
Total Debit/Credit Card	\$	<u> .00</u>
Pre-deposit	\$	<u> .00</u>
Total Checks	\$	<u> 225.00</u>
Grand Total	\$	<u> 225.00</u>

Account Number	Account Name	Comments	Total
2013-08-4181-3419-0550-000	ZONING FEES		225.00
TOTAL \$			<u>225.00</u>

Check Amounts

225.00

Total Checks: 1

Total Check Amounts: \$ 225.00

*** SAVE THIS RECEIPT FOR YOUR RECORDS ***