



Weber County Planning Division
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Weber County Planning Division
NOTICE OF DECISION

July 9, 2021

Dave and Scott Gourley

You are hereby notified that your application for an Alternative Access, located at approximately 4300 W. 500 N. was heard and conditionally approved by the Weber County Planning Division in a public meeting held on July 7, 2021. Conditional approval was granted upon meeting all requirements from county reviewing agencies and the following conditions:

1. The access easement shall comply with the design, safety, and parcel/lot standards, as outlined in LUC §108-7-29.
2. The applicant shall agree to file the required alternative access covenant, as outlined in LUC §108-7-31, prior to the recording of the future subdivision.
3. The applicant work with the adjacent land owner who is selling them the property, to get conveyance of the 33 foot wide right of way, as well as a 66 foot wide street right of way from the western boundary of lots 1 and 2 to the eastern boundary.

The approval was granted based on the following findings:

1. Approval of an alternative access does not constitute a review or approval of a particular development.
2. County staff has had several discussions with the current owner, who did not want to be a developer but wanted to sell the property in smaller pieces to for others to develop one property at a time. In doing so, the county does not want the owner to circumvent the requirements of the ordinance regarding public streets.

Access easements which have been approved by the land use authority are valid for 18 months from the date of approval.

Steve Burton, Principal Planner
Weber County Planning Division