Phillip Hale Alternative Access Planning Review

In order for the Planning Division to consider an application for an alternative access, the applicant bears the burden of proof to show with substantial evidence that it is infeasible or impractical to extend a street. Financial adversity shall not be considered. Circumstances that may support an approval may include but are not limited to unusual soil, topographic, or property boundary conditions.

See land use code 108-7-31 (a) (3)

You will also need to state that you will satisfy the following conditions:

1. It shall be demonstrated 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; and
2. The landowner of record or authorized representative shall agree 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.

See land use code 108-7-31 (b), (1), (2)