

Memo

Bright Acres Subdivision Connectivity Plan

Date: March 10, 2022

Regarding: Connectivity Plan for a proposed 4 lot subdivision at approximately 5638 N 3100 E Liberty, Utah 84310

Applicant: Scott and Rachel Hale, 983 E Bella Vista Dr Fruit Heights, Utah 84307, 801-792-4065, Scottchale@gmail.com

To: Weber County Planning Department, 2380 Washington Boulevard, Suite 240, Ogden Utah, 84410

- As discussed in the planning meeting notes, the Bright Acres Subdivision is a proposed 4 Lot subdivision on three adjoining parcels of land in Liberty, Utah totaling 14 acres.
- Two of the four lots have at least 150 feet of frontage, lot 1 off 5750 N and lot 4 off 3100 E. The other two lots will have access via a private driveway access per **Sec 108-7-29 - Private Right-of-Way**. The private access is planned to be a 15 to 20 ft wide all weather surface driveway for fire truck (up to 75,000 pounds) and vehicular access, centered in a 30 ft easement across the North boundary of lots 3 and 4, with an emergency pull out at the mid point, terminating in a fire truck turnaround in the easement spanning lots 2 and 3. The Alternative Access Exemption was approved by the Weber County Planning Division on September 7, 2021, subject to the conditions outlined in the Notice of Decision.
- The concept of connectivity was discussed in connection with the Alternative Access Exemption and it was agreed that a 12' easement along the Southernly border of lots 3 and 4 dedicated to Weber County for use as a trail for pedestrian access would satisfy the requirement.