

Memo

Bright Acres Subdivision Planning Meeting Notes

Date: March 10, 2022

Regarding: Notes from the meetings with Felix Leverino from October 2020 – March 2022 related to 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

Key Items discussed

- The Bright Acres Subdivision is a proposed 4 Lot subdivision on three adjoining parcels of land in Liberty, Utah totaling 14 acres.
- The property is located in AV-3 zone and will be a lot averaged subdivision per **Sec 106-2-4.20** with one 6.43 acre lot and three approximately 2.5 acre lots averaging 3.5 acres per lot across the 4 lots.
- 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.
- The culinary and secondary water for the subdivision will be provided via two private wells. The wells have been approved by the state of Utah, have been drilled, and are both good producing wells. Both Wells have been tested and approved by Weber-Morgan Health Department. Water allocations from Weber Basis Water Conservancy District sufficient to water 30 percent of each lot in the subdivision have been secured in accordance with **Sec 106-4-2.1 - Water Supply**