
26-2-7 Mountain Subdivisions - Special Provisions.

(Amended 26-94, 9/28/94)

(A) Lot Owners Association.

- (1) In order to provide for the adequate maintenance of private streets, private access rights-of-way or other improvements, the subdivider shall form, prior to the final approval by the County, a lot owners association and shall establish and record Articles of Incorporation of the non-profit association and by-laws outlining the purpose, organization and operation of the association.
- (2) The Articles of Incorporation and By-laws, shall, provide:
 - a. That membership be mandatory for each lot purchase.
 - b. That maintenance of the private streets, private access rights-of-way or other improvements shall be permanent and not for just a period of years.
 - c. That the association is responsible for liability insurance, taxes and costs of maintenance and that lot owners must assume their fair share of these costs.

(B) Conversion to Public Streets. It is the policy of Weber County not to approve the conversion of private streets or private access rights-of-way in mountain subdivisions, subdivisions in isolated areas, in planned residential unit developments or in condominium projects to public streets wherein the County becomes responsible for road maintenance and snow removal, etc.

In any application to the County for such conversions, the applicants shall show and the County Commission shall determine that it is in the general public interest to accept the street dedication and that the economic and physical advantages, public good and benefits outweigh the additional costs of maintenance or other responsibility that the County will incur.

If such conversion is approved by the County Commission, the private streets or access rights-of-way must first be improved to County standards for public streets or such improvements guaranteed by and approved financial guarantee. (Amd. Ord. #5-85, 4/17/85, #2000-19, 7/12/00)
