



# Staff Report for the Western Weber Planning Commission

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** An application for action on a request for a one-year time extension of Favero's Legacy Cluster Subdivision Phase 2.  
**Type of Decision:** Administrative  
**Agenda Date:** Monday, April 09, 2018  
**Applicant:** Robert Favero  
**File Number:** LVV 051916

### Property Information

**Approximate Address:** 3750 West 2200 South, Taylor, UT  
**Project Area:** 2.5 acres  
**Zoning:** Agricultural (A-1) Zone  
**Existing Land Use:** Agricultural  
**Proposed Land Use:** Residential  
**Parcel ID:** 15-078-0148  
**Township, Range, Section:** T6N, R2W, Section 28

### Adjacent Land Use

<b>North:</b> Agricultural/Residential	<b>South:</b> Residential
<b>East:</b> Agricultural	<b>West:</b> Agricultural/Residential

### Staff Information

**Report Presenter:** Felix Lleverino  
fleverino@co.weber.ut.us  
801-399-8767

## Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 5 Agricultural (A-1 Zone)
- Weber County Land Use Code Title 106 (Subdivision)
- Weber County Land Use Code Title 108 (Standards) Chapter 3 Cluster Subdivisions

## Development History

- Favero's Legacy Cluster Subdivision Phase 1 was recorded on May 9, 2017.
- The Weber County Planning Division received a request for a time extension from the applicant on January 16, 2018.

## Analysis

The applicant has requested a one-year time extension from the Planning Director for the second phase of Favero's Legacy Cluster Subdivision pursuant to LUC §106-1-7, "Subdivisions with multiple phases must record a new phase within one year from the date of the previous phase being recorded until the subdivision is completed or the plat shall have no validity."

## Administrative Approval

Administrative approval for a one-year time extension for Favero's Legacy Cluster Subdivision Phase 2, is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: Tuesday, April 9, 2018

  
Rick Grover

Weber County Planning Director

**Exhibits**

A. Subdivision Time Extension Request

**Location Map**



Weber County Planning Division,  
230 Washington Blvd, Suite 240  
Ogden, Utah 84401

January 16, 2018

To: Felix Lleverino,

Re. Favero Legacy Subdivision Phase 2

The owners of the referenced subdivision, request an extension to complete Phase 2.

On the east side of what is now phase 2 of Favero Legacy Subdivision, there is an 81' X 330' parcel of land that is owned by an adjacent property owner to the south of this subdivision (see the attached plat, the parcel is marked in yellow). To the east of this parcel the land is owned by the LDS Church and is being held for possible future development as a meetinghouse. The Church will not need additional land to develop their parcel. It is our opinion that the best use of this 81' X 330' parcel would be to incorporate the land into our phase 2. We have tried to acquire this parcel several times. The owners have indicated that they want to sell all of their land, but in one parcel. We, and others have tried to purchase the total parcel, but as of yet we and other interested buyers have not been successful. We will keep trying. If we or others are successful we will incorporate this parcel into phase 2. We recognize that this would require a re-plating of phase 2, but it would be the correct thing to do with this 81' X 330' parcel.

In the event, that by the end of the requested extension period, we have not found a way to incorporate the parcel, we will complete phase 2 as it has now been approved.

Thanks for your consideration.

Respectfully

Robert Favero

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