



# Staff Report to the Planning Division For a Time Extension Request

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** A request for a one-year time extension of Harbor View Estates/The Reserve at Crimson Ridge Cluster Subdivision. Phase 1, 2A, 2B, 2C of the Reserve at Crimson Ridge Development.

**Type of Decision:** Administrative

**Agenda Date:** Thursday, February 17, 2022

**Applicant:** Steve Fenton

**File Number:** LVF 071520

### Property Information

**Approximate Address:** 1250 N 5200 E, Eden, UT

**Project Area:** 26.68 acres

**Zoning:** Forest Valley (FV-3) Zone

**Existing Land Use:** Vacant

**Proposed Land Use:** Residential

**Parcel ID:** 20-003-0020

**Township, Range, Section:** T6N, R1E, Section 3

### Adjacent Land Use

<b>North:</b> Forest/Residential	<b>South:</b> Residential
<b>East:</b> Pine view Reservoir	<b>West:</b> Forest

### Staff Information

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

## Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 14 Forest Valley (FV-3 Zone)
- Weber County Land Use Code Title 106 (Subdivision) Chapter 1 (General Provisions) Section 7 (Time Limitations)

## Development History

- Harbor View Estates was granted preliminary approval on September 22<sup>nd</sup>, 2020.
- Harbor View Estates was granted final approval on February 23<sup>rd</sup>, 2021.
- The Weber County Planning Division received a request for a time extension from the applicant on February 16<sup>th</sup> 2022.

## Analysis

The applicant has requested a one-year time extension from the Planning Director for Harbor View Estates/The Reserve at Crimson Ridge which could also be considered phase 1, 2A, 2B, and 2C of the Reserve at Crimson Ridge Development. According to LUC §106-1-7 (c), the Director may grant a one-time, one-year time extension for a multi-phase development. The developer must record a new phase within one year from the date the previous phase being recorded until the subdivision is complete.

***“Time limitation for plat recordation.*** A subdivision plat shall be recorded in the Office of the County Recorder within one year of final approval by the Land Use Authority. After that, the plat shall have no validity. Subdivisions with multiple phases must record a new phase within one year from the date the previous phase being recorded until the subdivision is completed or the plat shall have no validity. The planning director may grant a one-time extension for final subdivision approval, for a maximum of one year. A multiple phase subdivision may receive only one-time extension, not one time extension per phase. One additional time extension may be granted if the hardship is determined to be a county caused delay.”

## Administrative Approval

Administrative approval for a one-time, one-year time extension for Harbor View Estates/The Reserve at Crimson Ridge Development, is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable Weber County Land Use Codes.

Date of Administrative Approval: February 17, 2022. Effective date: February 23<sup>rd</sup>, 2022.



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Rick Grover

Weber County Planning Director

## Exhibits

- A. Subdivision Time Extension Request

# Location Map



Weber County Planning Division  
230 Washington Blvd., Ste. 240  
Ogden, UT 84401

February 16, 2022

Attn. Felix Lleverino

Re: Harbor View / Crimson Ridge Phase 2

As the owners of the referenced subdivision we would request an extension of time to complete and record the Harbor View / Crimson Ridge Phase 2 subdivision plat. We have found that several approving agencies and the utilities have had a difficult time approving permits and completing service connections.

For example, after receiving final approval from Weber County Planning Division we filed for the necessary permit with the Weber Morgan Health Department and Utah Department of Water Quality to make the necessary upgrades to the community septic system. However, because of their ongoing duties related to the pandemic and illnesses of some of the individuals involved in the approval process, our application was not approved until July 16, 2021. This significant delay prevented us from starting on the septic improvements until late in the construction season. Despite continuing to do as much of the work as possible over the winter we will not be able to complete the septic upgrades until the ground thaws in several more months.

In addition, we have had delays in getting our culinary water system approved. We filed our Exchange Application with the Utah Division of Water Rights on May 24, 2021 but did not get our approval until this month, February 4, 2022. Our understanding is that this delay was caused by the military deployment of the engineer who was in charge of our approval. This prevented us from being able to complete and test various components of the water system.

Finally, we are still waiting for Rocky Mountain Power to install our service line to the pump house. Despite having requested service back in June, Rocky Mountain Power has not installed the line. They have been missing deadlines and have repeatedly pushed back its installation several times. We are currently scheduled to get power to the pump house on February 22.

We are working diligently to complete all of the improvements and with completion of septic and water will be bonding for the curb / gutter and the roads so that we can be ready to record the plat in the next few months.

We would appreciate an extension of time to complete our improvements and would be happy to provide any further information necessary.

Sincerely,

  
Steven Fenton