



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 Hidden Brook Estates, a nine-lot subdivision.
Type of Decision: Administrative
Agenda Date: Tuesday, February 22, 2022
Applicant: Brandon Janis
File Number: UVH101818

Property Information

Approximate Address: 2050 N Big Sky Drive, Liberty, UT
Project Area: 27.8 acres
Zoning: Forest Valley (FV-3) Zone
Existing Land Use: Vacant
Proposed Land Use: Residential
Parcel ID: 22-040-0024, 20-040-0023
Township, Range, Section: T6N, R1E, Section 33

Adjacent Land Use

North: Forest/Residential	South: Forest
East: Forest	West: 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

- Hidden Brook Estates was granted preliminary approval on August 27th, 2019.
- Hidden Brook Estates was granted final approval on June 2nd, 2020.
- The Weber County Planning Division received a request for a time extension from the applicant on February 22nd, 2022.

Analysis

The developer, Brandon Janis, is requesting a one-year time extension from the Planning Director for Hidden Brook Estates. According to LUC §106-1-7 (c), before subdivision code amendments that were adopted July 6th, 2021, the Director may grant a one-time extension for final subdivision approval for a maximum of one year.

“Time limitation for final approval. A final subdivision plat or phase of a subdivision that receives a recommendation for final approval from the planning commission shall be offered to the county commission for final approval and recording within one year from the date of the planning commission’s recommendation for final approval. After one year from that date, 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.”

Administrative Decision

The administrative decision for a one-time, one-year time extension for Hidden Brood Estates, is hereby denied. The one-year time limit has lapsed, therefore, the plat has no validity. Subdivision fees must be paid and the plat must undergo the Weber County Subdivision process in its entirety. This decision is based on the limitations stated in the applicable land use codes of Weber County Utah.

Date of Administrative Decision: February 22nd, 2022.



Rick Grover
Weber County Planning Director

Exhibits

- A. Subdivision Time Extension Request

Location Map



Date: February 22, 2022

From: Brandon Janis, Hidden Brook Estates Project Manager

To: Rick Grover, Weber County Planning Division Director

Dear Rick,

Being that our subdivision has not been completed in the one year approval time allotted, can we receive an extension of the approval?

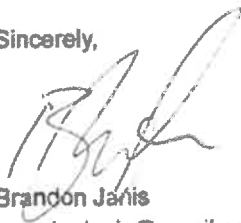
In summer of 2020 our excavator, Gregg Chambers, began work on grubbing and grading our road. Due to high demand he was unable to begin working on the utilities before winter of 2020 set in.

In spring of 2021 he began working on the utilities and retention basins, but due to supply chain difficulties in getting pipe and fittings, he was unable to complete everything before winter of 2021 set in.

Remaining improvements to be completed as soon as the snow melts in 2022 are: 1) add 12" of fill and road base to road, 2) Rocky Mountain Power to install transformers and pull wire, 3) reroute power source (according to end of Fall request by Rocky Mountain Power) at the intersection of Big Sky Drive and the Hidden Brook private road.

Please let me know if additional information would be helpful and/or if the subdivision approval can be extended to the end of summer 2022.

Sincerely,



Brandon Janis
brandonjanis@gmail.com
281-250-4047