



# 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 GVD Subdivision, a one-lot subdivision.  
**Type of Decision:** Administrative  
**Agenda Date:** Wednesday, July 13, 2022  
**Applicant:** Palmer DePaulis  
**File Number:** UVG062921

### Property Information

**Approximate Address:** 5931 E Old Snowbasin Road, Huntsville, UT  
**Project Area:** 11.3 acres  
**Zoning:** Forest Valley (FV-3) Zone  
**Existing Land Use:** Vacant  
**Proposed Land Use:** Residential  
**Parcel ID:** 20-035-0040  
**Township, Range, Section:** T6N, R1E, Section 23

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Residential
<b>East:</b> Forest	<b>West:</b> 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 14 Forest Valley (FV-3 Zone)
- Weber County Land Use Code Title 106 (Subdivision) Chapter 1 (General Provisions) Section 7 (Time Limitations)

## Development History

- Final approval from the Planning Director was granted on August 11<sup>th</sup>, 2021.
- The Weber County Planning Division received a request for a time extension from the applicant on July 13<sup>th</sup>, 2022.

## Analysis

The developer, Palmer DePaulis, is requesting a one-year time extension from the Planning Director for the GVD Subdivision. According to LUC §106-1-7 (c), The planning director may grant a one-time extension for final subdivision approval, for a maximum of one year.

*“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 Decision

The administrative decision for a one-time, one-year time extension for GVD Subdivision, is hereby granted. This decision is rendered due to the current economic conditions, the limited availability of the drilling company, and the request being submitted before the expiration date.

Date of Administrative Decision: July 15, 2022.



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Rick Grover  
Weber County Planning Director

## Exhibits

- A. Subdivision Time Extension Request

Location Map



Mr. Rick Grover  
Director of Planning  
Weber County, Utah

Dear Mr. Grover,

Last August 11, 2021, I was granted conditional approval for a one-lot subdivision at 5931 Old Snowbasin Rd. The parcel number is 20-035-0040 and it is known as GVD Subdivision/Palmer DePaulis. I have been able to complete all of the conditions requested for final approval except for drilling a well and its certification and testing. I have been waiting for a drilling rig to drill the well since last fall. The company that will do the drilling is Mike Zimmerman Drilling. He has had my start card and drilling permit since last fall. He told me last fall that I was on his "list" but that he had considerable work ahead of me. Later in the fall, he told me that he could not drill because of the potential for deep snow and the fact that my driveway is steep to the site. He said that he would drill in the spring when the soils dried enough to support his equipment. This spring he had other setbacks including a drilling rig that broke down. Now I am scheduled for drilling between July 15 and July 30. He told me that this has taken so long because of the demand for drilling in the area. Since it will come so close to the time that my approval might expire, August 11, 2022, I am asking for a one-year extension to get the well drilled and the approval process finished. I don't anticipate that I'll need all of that time but I want to be sure that I have enough time to finish my required conditions. Thank you very much for your consideration.

Sincerely,

Palmer DePaulis for GVD

July 12, 2022