



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 Buffalo Run Subdivision Phase 1, a five-lot subdivision.

Type of Decision: Administrative

Agenda Date: Wednesday, March 06, 2024

Applicant: Chad Buck

File Number: LVB110921

Property Information

Approximate Address: 2360 S 4700 W, Taylor, UT

Project Area: 7.46 acres

Zoning: Agricultural (A-1) Zone

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 15-079-0120, 15-079-0121, 15-079-0122

Township, Range, Section: T6N, R2W, Section 29

Adjacent Land Use

| | |
|--|---------------------------------------|
| North: Agricultural/Residential | South: Residential |
| East: Agricultural | West: Agricultural/Residential |

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 2 Agricultural (A-1 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 March 29th, 2023.
- The Weber County Planning Division received a request for a time extension from the applicant on February 12th, 2024.

Analysis

The developer, Chad Buck, requests a one-year time extension from the Planning Director for the Buffalo Run Subdivision Phase 1. 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 and each subsequent phase must be recorded within one year from the date the previous phase is recorded until the subdivision is completed.

“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 Buffalo Run Phase 1 Subdivision, is hereby granted. This decision is rendered to give the land owner more time to complete the subdivision improvements and to compensate for time lost from an abnormally long winter and a wet spring and the difficulty in finding a contractor to bore under 4700 West Street and issues with UDOT permitting and timing.

Date of Administrative Decision: March 6th, 2024.

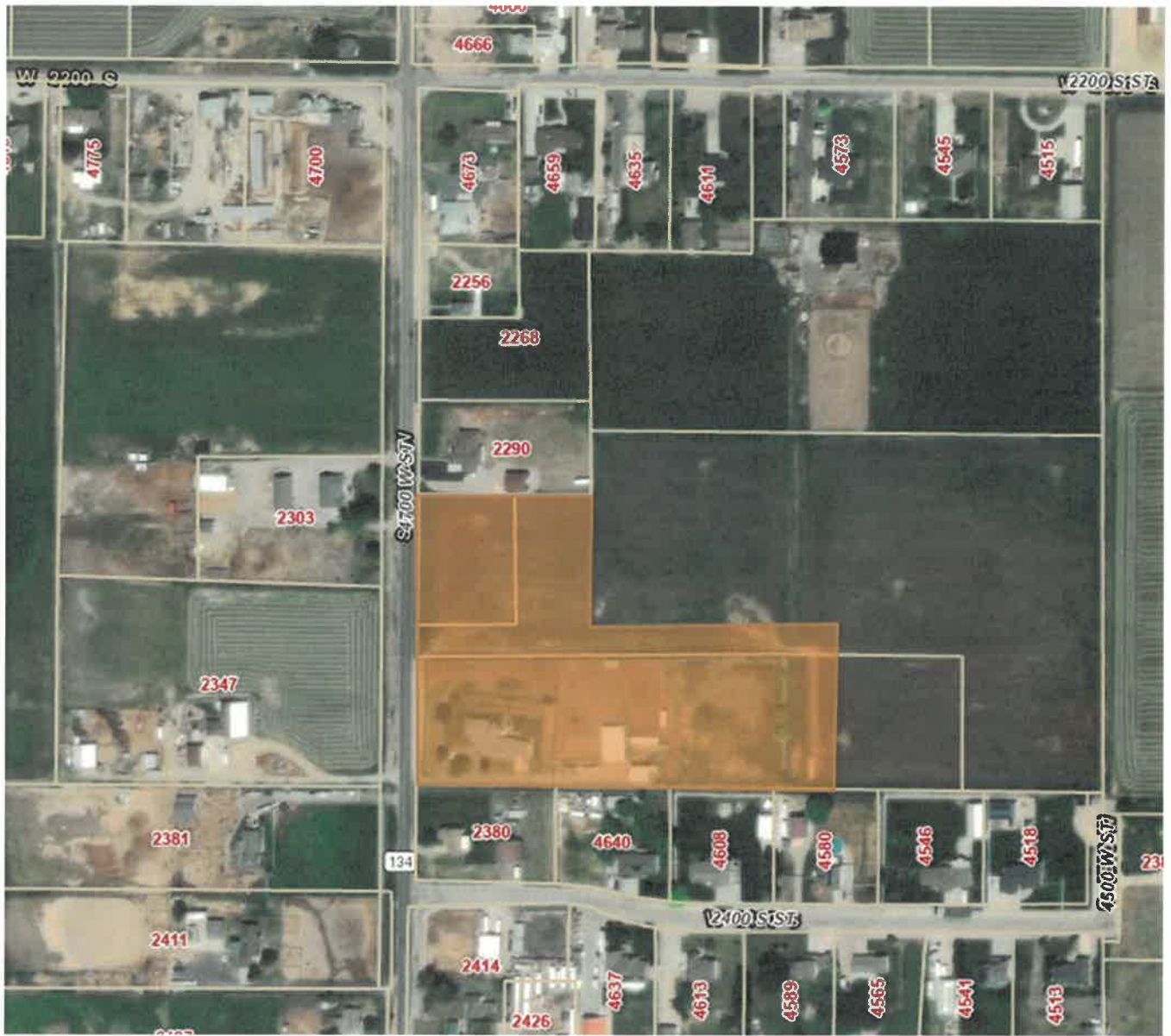


Rick Grover
Weber County Planning Director

Exhibits

- A. Subdivision Time Extension Request

Location Map



Lleverino, Felix

From: Chad Buck <ctbhomes19@gmail.com>
Sent: Monday, February 12, 2024 11:27 AM
To: Lleverino, Felix
Cc: Jsmarziale@yahoo.com
Subject: [EXTERNAL] Request for Final Approval Extension

CAUTION: This email originated from outside Weber County. Do not click links or open attachments unless you know the sender and are expecting the link or attachment. **Think Before You Click!**

Felix,

Buffalo Run Acres Phase 1 received final planning approval on March 29, 2023. The approval will expire in about six weeks, so I am requesting an extension to the approval for the following reasons.

Since April 2023, we have had an excavator on site working to get the improvements in. However, with an extremely snowy winter and a very wet spring, we have been dealing with a lot of water issues in the project. We also had difficulty finding someone to bore across 4700 West for the sewer line. We finally received a permit from UDOT in October to cut 4700 West to install the sewer line and was given one week to complete the project. On the 2nd day of install, the flow fill received from our concrete supplier did not set up and we had to put the sewer line install on hold for a week. UDOT gave us a two day extension, but the flow fill was still not setup after a week. UDOT told us we'd have to wait until March 1st before we could apply for another permit to cut the road and finish the sewer line.

About 90% of the pipework is done, but not a lot has been done in the past 60 days because of weather. We still need to complete the sewer and the curb, road, and sidewalk. Weather permitting, we should be able to complete all of the remaining items by the end of May.

Thank you for your consideration of an extension. Please let me know if you have any other questions.

Chad Buck

Sent from [Mail](#) for Windows