



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 the Weber Industrial Park Plat A Lot 11 Amendment, a 2-lot subdivision.

Type of Decision: Administrative

Agenda Date: Tuesday, July 02, 2024

Applicant: Stewart Grow (Owner)

File Number: LVW051523

Property Information

Approximate Address: 2241 N Rulon White BLVD, Ogden, UT

Project Area: 9.66 acres

Zoning: Manufacturing (M-1) Zone

Existing Land Use: Manufacturing

Proposed Land Use: Manufacturing

Parcel ID: 19-060-0012

Township, Range, Section: T7N, R2W, Section 36

Adjacent Land Use

North: Manufacturing	South: Manufacturing
East: Manufacturing	West: Vacant

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 21 Manufacturing (M-1 Zone)
- Weber County Land Use Code Title 106 (Subdivision) Chapter 1 (General Provisions) Section 7 (Time Limitations)

Development History

- Final approval was granted from the Weber County Planning Division on June 15, 2023.

Analysis

The owner, Stewart Grow, is requesting a one-year time extension from the Planning Director for the Weber Industrial Park Plat A lot 11 Amendment. According to LUC §106-1-7 (c), The Planning Director may grant a one-time extension for final a subdivision recordation, 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 the Weber Industrial Park Plat A lot 11 Amendment, is hereby granted. This decision is rendered due to delays incurred by Weber County Staff and ongoing negotiations for subdivision improvements to 2350 North Street.

Date of Administrative Decision: July 2, 2024



Rick Grover
Weber County Planning Director

Exhibits

- A. Subdivision Time Extension Request

Location Map



Lleverino, Felix

From: Stewart Grow <growrealestate@yahoo.com>
Sent: Thursday, June 20, 2024 10:39 AM
To: Lleverino, Felix; Joey Day
Subject: Re: [EXTERNAL] Re: Final subdivision approval expiration

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

Felix, Please give me a time extension to submit the additional information on the Weber County Industrial Park, Plat A 3rd amendment.

Stewart Grow
(801) 560-1250

On Thursday, June 20, 2024 at 10:28:39 AM MDT, Lleverino, Felix <flleverino@webercountyutah.gov> wrote:

Stewart,

The first thing I need would be a request for a time extension, next, I will need the engineered plans so I can work on getting the county engineer signature.

Felix

From: Stewart Grow <growrealestate@yahoo.com>
Sent: Thursday, June 20, 2024 10:25 AM
To: Lleverino, Felix <flleverino@webercountyutah.gov>
Cc: jday@civilsolutionsgroup.net
Subject: [EXTERNAL] Re: Final subdivision approval expiration

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Felix, I am confused about this email regarding WEBER INDUSTRIAL PARK, PLAT A 3RD AMMENDMENT, PART OF LOT 11.

I was in your office on June 7th and you helped me get my signature on the plat, notarized. We then got the Weber County Surveyor to sign it. You then made a copy of the partially completed plat and gave it to me.

I was under the impression that you were going to get the other signature blocks completed, because you kept the mylar.

Please let me know what else I need to do.

Thanks,

Stewart Grow
(801) 560-1250

On Thursday, June 20, 2024 at 09:52:02 AM MDT, Lleverino.Felix <fleverino@webercountvutah.gov> wrote:

Hello Stewart,

Your final subdivision approval expires tomorrow. If it expires you will need to re-apply. You do have the option to send me a time extension request by email describing the reasoning for your request. The planning director will consider your request. It is important that you get me your time extension request by today, before it expires.

The county engineer will need the following documents before signing the subdivision plat:

1. Construction drawings for the 100' road extension of 2350 North
2. A cost estimate for the road extension

Thank you.
Felix Lleverino
Planner II
[Weber County Planning Division](#)
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Ogden, Utah, 84401
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