



# Staff Report for Administrative Approval

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a request for a one year time extension of final approval for The Chalets at Ski Lake Phase 7 (14 Lots)  
**Agenda Date:** Wednesday, May 15, 2013  
**Applicant:** Valley Enterprise Investment Company, LLC  
**File Number:** UVC 040512

### Property Information

**Approximate Address:** 6000 East Hawks Lane  
**Project Area:** 15.9 Acres  
**Zoning:** Forest Valley 3 Zone (FV-3)  
**Existing Land Use:** Agriculture  
**Proposed Land Use:** Residential Subdivision  
**Parcel ID:** 20-035-0002, 20-035-0072  
**Township, Range, Section:** T6N, R1E, NE ¼ of Section 23

### Adjacent Land Use

<b>North:</b> Agriculture	<b>South:</b> Residential
<b>East:</b> Residential	<b>West:</b> Agriculture

### Staff Information

**Report Presenter:** Sean Wilkinson  
swilkinson@co.weber.ut.us  
801-399-8765  
**Report Reviewer:** RS

## Applicable Ordinances

- Weber County Subdivision Ordinance
- Weber County Zoning Ordinance Chapter 12B (FV-3 Zone)

## Background

The Chalets at Ski Lake received preliminary approval in 1999 as a cluster subdivision with an overall density based on one unit per acre in conjunction with open space. Six of the eight phases in the subdivision have been recorded, and final approval of Phase 7 was granted by the Ogden Valley Planning Commission on May 22, 2012. Due to unforeseen delays with the State of Utah Water Board, the subdivision will not be recorded within one year from the date of final approval and the applicant is requesting a one year extension of final approval.

Title 26 (Weber County Subdivision Ordinance) Chapter 1 Section 8(B) states: "A final subdivision plat or a 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 (1) year from the date of the Planning Commission's recommendation for final approval. After one (1) year from that date, the plat shall have no validity. Subdivisions with multiple phases must record a new phase within one year from the date of the previous phase being recorded until the subdivision is completed or the plat shall have no validity. The Planning Director may grant a onetime extension for final subdivision approval for a maximum of one (1) year. A multiple phase subdivision may receive only one time extension, not one time extension per phase."

The Chalets at Ski Lake Phase 7 is the first Phase of the subdivision in need of an extension under the current subdivision ordinance regulations. Previously, The Chalets at Ski Lake Phase 1 was granted an extension of final approval when the subdivision ordinance allowed multiple extensions of final approval. If this extension is granted, the subdivision expiration date will be May 22, 2014. It is anticipated that Phase 7 will be recorded well in advance of this date. All of the requirements and conditions of approval for the subdivision remain unchanged.

## Conformance to the General Plan

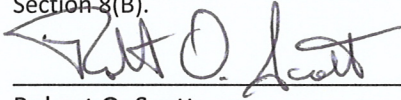
The request meets the requirements of Title 26 (Weber County Subdivision Ordinance) Chapter 1 Section 8(B) and does not affect the subdivision's compliance with the Ogden Valley General Plan.

## Conditions of Approval

- All of the requirements and conditions for The Chalets at Ski Lake Phase 7 remain unchanged.

## Administrative Approval

The request for approval of a one year time extension (through May 22, 2014) for The Chalets at Ski Lake Phase 7 is hereby approved based on the request meeting the requirements of Title 26 (Weber County Subdivision Ordinance) Chapter 1 Section 8(B).



Robert O. Scott  
Weber County Planning Director

15 May 2013

Date

## Exhibits

- The Chalets at Ski Lake Phase 7 Subdivision Plat
- Planning Commission Minutes – May 22, 2012
- Applicant's Request Letter

## Location Map

