



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 Smart Fields Subdivision Phase 1, a 13-lot subdivision.

Type of Decision: Administrative

Agenda Date: Monday, October 03, 2022

Applicant: Pat Burns

File Number: LVS042621

Property Information

Approximate Address: 4300 W 1400 S, Ogden, UT

Project Area: 11.75 acres

Zoning: Agricultural (A-1) Zone

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 15-057-0035

Township, Range, Section: T6N, R2W, Section 21

Adjacent Land Use

North: Agricultural	South: Residential
East: Residential	West: Agricultural

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 2 Agricultural (A-1 Zone)
- Weber County Land Use Code Title 106 (Subdivision) Chapter 1 (General Provisions) Section 7 (Time Limitations)

Development History

- Preliminary approval for phases 1 and 2 granted by the Western Weber Planning Commission on September 21, 2021.
- Final subdivision approval of Phase 1 given on October 12, 2021.
- A time extension request for phase 1 submitted on October 3, 2022.

Analysis

The developer, Pat Burns, is requesting a one-year time extension from the Planning Director for the Smart Fields 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.

“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 Smart Fields Subdivision Phase 1, is hereby granted. This decision is rendered due to the lack of available critical subdivision development material, and progress being made toward satisfying county planning and engineering requirements.

Date of Administrative Decision: October 3, 2022.



Rick Grover
Weber County Planning Director

Exhibits

- A. Subdivision Time Extension Request

Location Map





September 29, 2022
Rick Grover
Weber County Planning Director

Mr. Grover:

The Smart Fields Subdivision Phase 1, located at 4300 West 1400 South in Taylor, Utah received final approval from the Western Weber Planning Commission on October 12, 2021. Pursuant to county regulations, its application is set to expire shortly. We respectfully request an extension.

Since approval, we have been working with county staff to address engineering questions.

We thank you in advance for your consideration in this behalf.

Pat Burns
Lync Construction
(801) 710-2234