



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 Riverbend Cluster Subdivision Phase 1, a 48-lot subdivision.
Type of Decision: Administrative
Agenda Date: Tuesday, March 21, 2023
Applicant: Ed Grampp
File Number: LVR051321

Property Information

Approximate Address: 800 S 3600 W, Wester Weber, UT
Project Area: 36.6 acres
Zoning: Agricultural (A-1) Zone
Existing Land Use: Vacant
Proposed Land Use: Residential
Parcel ID: 15-045-0006, 15-043-0033, 15-043-0034
Township, Range, Section: T6N, R2W, Section 15

Adjacent Land Use

North:	Residential/Agricultural	South:	Residential/Agricultural
East:	Residential/Agricultural	West:	Residential/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 from the Planning Commission for phases 1 and 2 was granted on June 15th, 2021.
- The Planning Commission forwarded a positive recommendation for the final approval of phase 1 on September 21, 2021.
- The County Commission granted final approval for phase 1 on April 5, 2022.
- The developer requested a one-year time extension for the recordation of phase 1 on March 21, 2023.

Analysis

The developer, Ed Grampp, is requesting a one-year time extension from the Planning Director for the Riverbend Cluster Subdivision Phase 1. 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 Riverbend Cluster Subdivision Phase 1, is hereby granted. This decision is rendered due to severe winter conditions and supply chain delays, and the request being submitted before the expiration date.

Date of Administrative Decision: March 21, 2023


Rick Grover
Weber County Planning Director

Exhibits

- A. Subdivision Time Extension Request

Location Map



Lleverino, Felix

From: Ed Grampp <edgrampp@gmail.com>
Sent: Tuesday, March 21, 2023 1:14 PM
To: Grover, Rick
Cc: Burton, Steven; Lleverino, Felix; Bryan Bayles; Mike Flood
Subject: [EXTERNAL] Riverbend Farms Subdivision Phase 1 Recording Extension Request

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!**

Dear Rick,

We have been diligently working to achieve the goal of recording the Phase 1 plat by the one-year recordation date next month. However, due to supply chain delays and severe winter weather conditions we have experienced, we are requesting a 1-year extension per the code, but given current construction scheduling, we anticipate it being ready to record in the next 90 days.

We have been informed that the Weber County Planning Director has the ability to grant a one-year extension of the time limitation for Phase 1 plat recording, and hereby request that such an extension be granted.

Thank you so much for your consideration of this matter.

Thanks,

Ed Grampp