



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 Hidden Brook Estates Subdivision, an eight-lot subdivision.
Type of Decision:	Administrative
Agenda Date:	Friday, July 07, 2023
Applicant:	Brandon Janis
File Number:	UVH042622

Property Information

Approximate Address:	2050 N Big Sky Drive, Eden
Project Area:	27 acres
Zoning:	Forest Valley (FV-3) Zone
Existing Land Use:	Vacant
Proposed Land Use:	Residential
Parcel ID:	22-040-0035
Township, Range, Section:	T7N, R1E, Section 33

Adjacent Land Use

North:	Residential/Forest	South:	Forest
East:	Forest	West:	Residential

Staff Information

Report Presenter:	Felix Lleverino flleverino@co.weber.ut.us 801-399-8767
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Applicable Ordinances

- Weber County Land Use Code Title 104 (Zones) Chapter 14 Forest Valley Zone (FV-3)
- Weber County Land Use Code Title 106 (Subdivision) Chapter 1 (General Provisions) Section 7 (Time Limitations) paragraph (c).

Development History

- Preliminary approval from the Planning Commission was granted on May 24th, 2022.
- The Planning Commission forwarded a positive recommendation for final approval of this development on August 2nd 2022.
- The developer requested a one-year time extension for the recordation of Hidden Brook Estates on July 7, 2023.

Analysis

The developer, Brandon Janis, is requesting a one-year time extension from the Planning Director for the Hidden Brook Estates Subdivision. According to LUC §106-1-7 (c), The Planning Director may grant a one-time extension for final 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 Hidden Brook Estates Subdivision, is hereby granted. This decision is rendered due to severe winter conditions of the 2022 and 2023 seasons that delayed construction, and changes required by the County in June that delayed scheduling of the excavator.

Date of Administrative Decision: July 7, 2023



Rick Grover
Weber County Planning Director

Exhibits

- A. Subdivision Time Extension Request

Location Map



July 6, 2023

Rick Grover
Weber County Planning Director

Dear Rick,

On behalf of Hidden Brook Estates I'm writing to request an extension of our subdivision approval.

The last two items we needed to complete last summer in order to record the plat was to finish the retention basins and have Rocky Mountain Power pull the wire for the electrical.

Due to winter beginning early and ending later than usual, and combined with the heavy snowpack, we weren't able to work productively again until early June of this year.

Then in June we discovered some changes that needed to be made to the plat which delayed even further the scheduling of our excavator.

Rocky Mountain Power was able to pull all of the wire and install the transformers in June.

Please let me know if additional information would be helpful in considering this extension request.

Thank you,

Brandon Janis
Hidden Brook Estates
Manager
281-250-40407
brandonjanis@gmail.com