



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 Daisy Estates Subdivision, a three-lot subdivision.

Type of Decision: Administrative

Agenda Date: Tuesday, January 09, 2024

Applicant: Jon Armstrong

File Number: LVD011723

Property Information

Approximate Address: 2832 S 4550 W, Taylor, UT

Project Area: 3.51 acres

Zoning: Agricultural (A-1) Zone

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 15-084-0032

Township, Range, Section: T6N, R2W, Section 32

Adjacent Land Use

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

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

- Final approval from the Planning Director was granted on February 15th, 2023.
- The Weber County Planning Division received a request for a time extension from the applicant on January 8th, 2024.

Analysis

The developer, Jon Armstrong, is requesting a one-year time extension from the Planning Director for the Daisy Estates Subdivision. 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 Daisy Estates Subdivision, is hereby granted. This decision is rendered to give the land owner more time to complete the subdivision improvements and to compensate for time lost from the lengthy review process, and the request being submitted before the expiration date.

Date of Administrative Decision: January 9th, 2024.



Rick Grover
Weber County Planning Director

Exhibits

- A. Subdivision Time Extension Request

Location Map



Daisy Estates
Time Extension Request
January 8th, 2024

Jon Armstrong
801-831-6840
fordpowerstoke@comcast.net

Dear Mr. Grover,

I am writing to discuss the Daisy Estates Subdivision application (Frontier file number LVD011723). The subdivision received final approval on February 15, 2023. This letter is to request an extension for the application formally.

The need for this extension arises due to the challenges we encountered in getting the development started. Most of these delays were related to the County Engineering department. We finally got their approval on November 29, 2023, and began construction immediately afterward. We have completed all of the required improvements except for the asphalt. We plan to lay the asphalt as soon as weather and temperatures allow this spring, and then have the subdivision recorded at that time. Consequently, this timeline extends beyond the current expiration date of our subdivision application on February 16, 2024.

We would greatly appreciate it if you would allow us this extension so that we can reduce the amount required to be paid in escrow. We are funding this small 3-lot family development on our own, so we would very much like to finish all the improvements before we record it.

Thank you for your time and attention to this matter. Should you require any additional information from us, please do not hesitate to let us know.

Sincerely,
Jon Armstrong