



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 Cameron Pointe Subdivision, an six-lot subdivision.

Type of Decision: Administrative

Agenda Date: Thursday, February 15, 2024

Applicant: Doug Hamblin

File Number: LVC042022

Property Information

Approximate Address: 2375 S 3925 W Taylor, UT

Project Area: 7.1 acres

Zoning: Agricultural (A-1) Zone

Existing Land Use: Vacant

Proposed Land Use: Residential

Parcel ID: 15-078-0155

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

Adjacent Land Use

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

Staff Information

Report Presenter: Felix Lleverino
 flleverino@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 February 15th, 2024.

Analysis

The developer, Doug Hamblin, is requesting a one-year time extension from the Planning Director for the Cameron Pointe 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 Cameron Pointe Subdivision, is hereby granted. This decision is rendered to give the land owner more time to complete the subdivision improvements and since the underground utilities are already in, the developer will have the curb, gutter, and roads complete by May or June of 2024, and the request is submitted before the expiration date.

Date of Administrative Decision: February 15th, 2024.



Rick Grover
Weber County Planning Director

Exhibits

- A. Subdivision Time Extension Request

Lleverino,Felix

From: M&D Developers <mandddevelopers@gmail.com>
Sent: Thursday, February 15, 2024 12:22 PM
To: Lleverino,Felix
Subject: [EXTERNAL] Cameron Pointe Final Approval Request for Extension

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!**

Hi Felix,

We would like to request an extension for Final Approval on our Cameron Pointe Subdivision.

Our underground utilities are already in.

Our reasons for this request are: we are waiting for the weather to break to do our curb, gutter and roads. Our delay was caused by the inability to get an excavator out there to have the work done prior to winters arrival. We imagine we should have everything ready to go by May or June.

Thank you,

Doug Hamblin

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