

Minutes of November 6, 2024, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 4:00 p.m.

Staff Present: Rick Grover, Planning Director; Tammy Aydelotte, Planner III

1. Administrative Items

1.1LVT060523: Request for final approval of the Taylor Landing Cluster Subdivision Phase 4, consisting of 28 lots and the dedication of Phase 4 open space.

Planner: Tammy Aydelotte

Tammy Aydelotte presented the request for final approval of Taylor Landing Cluster Subdivision Phase 4. She provided a brief history of the project, noting that sketch plan endorsement and preliminary approval were granted by the Western Weber Planning Commission and that the developer has recorded subdivision phases nearly every year since approval. She stated that the applicant received a one-time extension earlier in the year and was now seeking final approval.

Ms. Aydelotte explained that Phase 4 consists of 28 residential lots in the A-1 Zone and includes a 15.04-acre open space parcel. She stated that the open space proposed for dedication is consistent with the approved Open Space Master Plan and that staff had verified compliance with that requirement.

She noted that the Western Weber Planning Commission previously reviewed the request as a consent item and recommended final approval without modification to the staff recommendations. Ms. Aydelotte further stated that final approval letters had been received from Taylor-West Weber Water District and Hooper Irrigation. She explained that an unconditional final approval letter and a signature block for Taylor-West Weber Water District would be shown on the final plat.

Ms. Aydelotte reported that the developer had submitted an escrow check and executed an Improvements Guarantee Agreement. Staff recommended final approval subject to Conditions 1, 3, 4, and 5 contained in the staff report, and noted that the Improvements Guarantee Agreement would be recorded with the final plat.

Selvoy Fillerup, representing Heritage Land Development, requested approval of the final plat. He stated that the applicant was continuing to work with Weber County regarding the larger development agreement associated with Phases 4, 5, and 6. Mr. Fillerup commented that the project had been in process for some time and that the development team was looking forward to completing the phase.

Director Grover stated that he was looking forward to the future park improvements associated with the development. He indicated that he did not identify any issues with the proposal and approved the request subject to the conditions outlined by staff and the findings contained in the staff report.

Staff Recommendation: Approval of the Taylor Landing Cluster Subdivision Phase 4 final plat, subject to the conditions outlined in the staff report and presented by staff.

Director Grover recommend approval based on the findings contained in the approved staff report.

Adjournment 4:03 pm
Respectfully Submitted,
Marta Borchert