



WEBER COUNTY PLANNING COMMISSION MEETING

MEETING AGENDA

December 9, 2025

Pre-meeting 4:30/Regular meeting 5:00 p.m.



Pledge of Allegiance
Roll Call:

Petitions, Applications, and Public Hearings:

1. Minutes: September 23, 2025, October 14, 2025, November 18, 2025
2. Consent items:
 - 2.1 CUP 2025-26: Request for approval of a conditional use permit for expansion and improvement of Powder Mountain's sewer lagoon site. This project is located in the Forest (F-5) Zone, at approximately 4000 E 5100 N, Eden, UT 84310
Applicant Representative: Brooke Hontz Staff Presenter: Tammy Aydelotte
3. Administrative items
 - 3.1 CUP 2025-24: A request for approval of a conditional use permit for an animal clinic located at 3709 East 3300 North, Eden.
Applicant Presenter: Beau Bradbeer; Staff Presenter: Felix Lleverino
 - 3.2 LVTP7112825: Consideration and action on a request for preliminary approval of the Taylor Landing Subdivision Phases 7 & 8, consisting of 49 lots, public roadways, dedication of public pathways, and a detention pond. Located at approximately 1900 S 3850 W, Weber County, UT, 84401 in the R1-15 Zone.
Applicant representative: Selvoy Fillerup; Staff Presenter: Tammy Aydelotte
 - 3.3 LVH110325: Consideration and action on a request for preliminary approval of Harper Haven Subdivision consisting of 74 lots, public roadways, and dedicated public pathways, located in the R1-15 Zone at approximately 550 South 4700 West, Taylor, UT, 84401.
Applicant Presenter: Trek Loveridge; Staff Presenter: Tammy Aydelotte
 - 3.4 UVP111325: Consideration and action on a request for preliminary subdivision approval of the Prado at Powder Mountain Subdivision, a 38-lot subdivision located in the DRR-1 zone located at the end of Summit Pass Road in Eden.
Applicant Presenter: Erik Anderson; Staff Presenter: Felix Lleverino
 - 3.5 DR 2025-16: Request for design review approval for a wastewater treatment facility for the Nordic Village area. Located at approximately 3651 Nordic Valley Road, Eden, UT, 84310. This is located in the Form-Based (FB) Zone in Ogden Valley.
Applicant Presenter: Nathan Schellenberg; Staff Presenter: Tammy Aydelotte

Petitions, Applications, and Public Hearings:

4. Legislative Items
 - 4.1 ZDA2025-12: A request from Froerer Family Investment for a public hearing, discussion, and possible recommendation regarding a development agreement to preserve development rights, timing of project development, and overall project layout for approximately 19.32 acres, located at approximately 700 S 7900 E, Eden, UT, 84310 in the AV-3 Zone.
Applicant Representative: Ryan Froerer; Staff Presenter: Tammy Aydelotte

5. Public Comment for Items not on the Agenda:

6. Remarks from Planning Commissioners:

7. Planning Director Report:

8. Remarks from Legal Counsel

Adjourn

Use this link to access the packet for this meeting

<https://www.utah.gov/pmn/files/1361630.pdf>

The regular meeting will be held in the Weber County Commission Chambers, in the Weber Center, 1st Floor, 2380 Washington Blvd., Ogden, Utah.

Public comment may not be heard during administrative items. Please contact the Planning Division Project Manager at 801-399-8371 before the meeting if you have questions or comments regarding an item.

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call

the Weber County Planning Commission at 801-399-8371