

Minutes of January 13, 2026, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 3:00 p.m.

Staff Present: Rick Grover, Planning Director; Felix Lleverino, Planner II; Marta Borchert, Secretary

Administrative Items

1.1 LVT121825: Consideration and action on a request for final approval of the Taylor Landing Subdivision Phase 1B, consisting of 14 lots, public roadways, and the dedication of a 15' wide public pathway easement.

Staff presenter: Tammy Aydelotte

Felix Lleverino presented the request for Tammy Aydelotte. He noted that this request is for final approval of Taylor Landing Subdivision Phase 1B. He explained that the subdivision had previously received preliminary approval from the Planning Commission in November 2025 and that the current request was for final approval of 14 residential lots, public roadways, and the dedication of a 15-foot public pathway easement.

Mr. Lleverino stated that the property is zoned A-1 and that the subdivision design includes pathway connections to adjacent properties as well as roadway connections to the north and south. He referenced the location map included in the staff report and noted that the subdivision roadway network is intended to connect with existing and future street systems in the surrounding area.

Discussion occurred regarding prior development agreement requirements and pathway and park dedication obligations associated with other phases of the Taylor Landing development. The applicant clarified that certain park dedication and pathway improvements referenced in earlier discussions were associated with Phases 6, 7, and 8 of the development and were not requirements of Phase 1B. It was noted that some references in the staff report may have been carried over from prior phases in error.

Mr. Lleverino reviewed utility services for the subdivision. He stated that Taylor-West Weber Water Improvement District would provide culinary and secondary water service and that final will-serve letters would need to be submitted with the final plat. He also noted that Central Weber Sewer Improvement District would provide wastewater service.

Mr. Lleverino further explained that comments from reviewing agencies would still need to be addressed prior to recording the final plat. He stated that staff was recommending final approval based on compliance with the applicable land use code requirements and the development agreement, subject to the conditions outlined in the staff report.

A representative from Heritage Land Development addressed the Administrative Review Authority and stated that the applicant had been working with County staff on the project for several years and believed the subdivision complied with the County's requirements. The applicant stated that the development team felt the request was appropriate for approval and offered to answer any questions regarding the proposal.

Director Grover asked whether all conditions associated with the Planning Commission's preliminary approval had been satisfied. Mr. Lleverino stated that he was unable to immediately locate the Planning Commission conditions of approval or notice of decision in the project file and indicated that additional review of prior minutes and records would be necessary to verify all conditions.

The applicant noted that one previously discussed condition involving transfer of park land did not appear to be applicable to Phase 1B and reiterated that the requirement was associated with later phases of the subdivision.

Director Grover stated that, to address the uncertainty regarding prior Planning Commission conditions, an additional condition of approval would be added requiring verification that all conditions of preliminary approval had been satisfied prior to recording the

Approved 6.4.2026

final plat.

Director Grover recommended approval of the Taylor Landing Subdivision Phase 1B, consisting of 14 lots, public roadways, and the dedication of a 15-foot public pathway easement, subject to the conditions outlined in the staff report and the following additional condition:

1. Verification that all conditions of preliminary approval from the Planning Commission have been satisfied prior to recording the final plat.

The recommendation was based upon the findings contained in the staff report.

Adjournment 3:14pm
Respectfully Submitted,
Marta Borchert