



WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

**January 13, 2026
3:00 pm**

1. 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

Adjourn

The meeting will be held in Public Works Conference Room, in the Weber Center, 2nd Floor Suite 240, 2380 Washington Blvd, Ogden Utah 84401

****Public comment may not be heard during administrative items. Please contact***

The Planning Division Project Manager at 801 -399-8374 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 801-399-8374



Staff Report for Administrative Review

Weber County Planning Division

Synopsis

Application Information

Application Request: 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.

Agenda Date: Tuesday, January 13, 2026

Applicant: Heritage Land Development, LLC.
Selvoy Fillerup (Representative)

File Number: LVT121825

Property Information

Approximate Address: 3900 W 2200 S

Project Area: 4.80

Zoning: Agricultural (A-1)

Existing Land Use: Agricultural

Proposed Land Use: Residential

Parcel ID: 15-078-0188

Township, Range, Section: T6N, R2W, Section 28 NW

Adjacent Land Use

North: Residential	South: 2200 South St
East: Agricultural	West: Residential

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@webercountyutah.gov
801-399-8794

Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 104 (Zones) Chapter 5 (Agricultural (A-1) Zone)
- Title 106 (Subdivisions)
- Title 108 (Standards) Chapter 3 (Cluster Subdivision)

Background and Summary

04/03/2025 – Phase 1B application submitted.

06/23/2025 – Zoning Development Agreement (Rezone request) and associated ordinance recorded.

11/18/2025 – Preliminary approval of Taylor Landing Phase 1B granted by the Western Weber Planning Commission.

The applicant is now requesting final approval of Phase 1B (see **Exhibit B**).

The proposed Phase 1B consists of approximately 4.80 acres, and will comply with the recorded development agreement relative to development of 3900 West Street. The applicant is dedicating 3900 West Street along the eastern boundary of this proposed subdivision, as well as a 15' pathway

easement between lots 148 and 149. Developer agrees to extend 3900 West Street from Phase 6 southward to intersect with 2200 South Street. Per the recorded development agreement, in section 8.5.2, "Developer shall construct this segment of 3900 West Street to the same cross section, but is not required to dedicate or install improvements behind the curb on the eastern edge of the street, provided however, that its construction shall be in a manner that creates no unreasonable hardship for completion of the remaining 66-foot wide cross section at some future time."

Specific language to this effect shall be adjusted on the final plat prior to final approval.

Per the recorded ZDA, 8.5.2 *"Developer agrees to provide at least a 66-foot wide public street right-of-way for the 3900 West Street through Phase 6. Developer shall construct this segment of 3900 West Street to the 66-foot wide cross section provided in the recorded development agreement. Developer also agrees to extend 3900 West Street from Phase 6 southward to intersect with 2200 South Street. Developer shall construct this segment of 3900 West Street to the same cross section, but is not required to dedicate or install improvements behind the curb on the eastern edge of the street, provided however, that its construction shall be in a manner that creates no unreasonable hardship for completion of the remaining 66-foot wide cross section at some future time."*

Street trees, and park strip landscaping requirements in the development agreement shall be bonded for prior to recording of the final plat.

A dedicated park area of no less than 21 acres has been offered by the developer and shall be completed prior to recording the final plat.

Analysis

General Plan: The Western Weber General Plan supports various housing types as a means to meet the various housing needs of a growing population (see page 36 of the Western Weber General Plan).

Zoning: The subject property is located in the Residential Zone (R1-15), the purpose of this zone is stated in the LUC §104-12-1.

"The purpose of the R1 zone is to provide regulated areas for Single-Family Dwelling uses at four different low-to-medium density levels. The R1 zone includes the R1-15, R1-12, R1-10, and R1-5 zones."

The proposal has been reviewed against the adopted zoning, recorded development agreement, and subdivision ordinances to ensure that the regulations and standards have been adhered to. The proposed subdivision, based on the recommended conditions, is in conformance with the above regulations and requirements. The following is a brief synopsis of the review criteria and conformance with the LUC.

Common and Open Space: The proposal includes 15' wide public pathway, dedicated to Weber County and maintained by the master HOA. Pathway landscaping shall comply with standards outlined in the recorded development agreement.

Culinary water and sanitary sewage disposal: Taylor West Weber has issued a will-serve letter, with final letters of approval for culinary and secondary water to be submitted with the final plat. Central Weber Sewer will provide wastewater services for this project.

Review Agencies: This proposal will be reviewed by all County reviewing agencies. Any comments and conditions for final approval will need to be addressed prior to recording the final plat.

Tax clearance: Current property taxes have been paid in full.

Planning Division Recommendation

The Planning Division recommends final approval of the Taylor Landing Subdivision Phase 1B based on the proposed plan adhering to the requirements of the Weber County Land Use Code and the recorded development agreement (entry# 3374134) This recommendation for approval is subject to all review agency requirements and based on the following conditions:

1. All Engineering comments shall be addressed prior to submitting for final approval.
2. Final letters of approval shall be submitted from Taylor West Weber Water, Hooper Irrigation Company, prior to recording the final plat.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. The proposed subdivision complies with applicable County ordinances.

Exhibits

- A. Proposed Final Plat & Street Cross Section

Location map

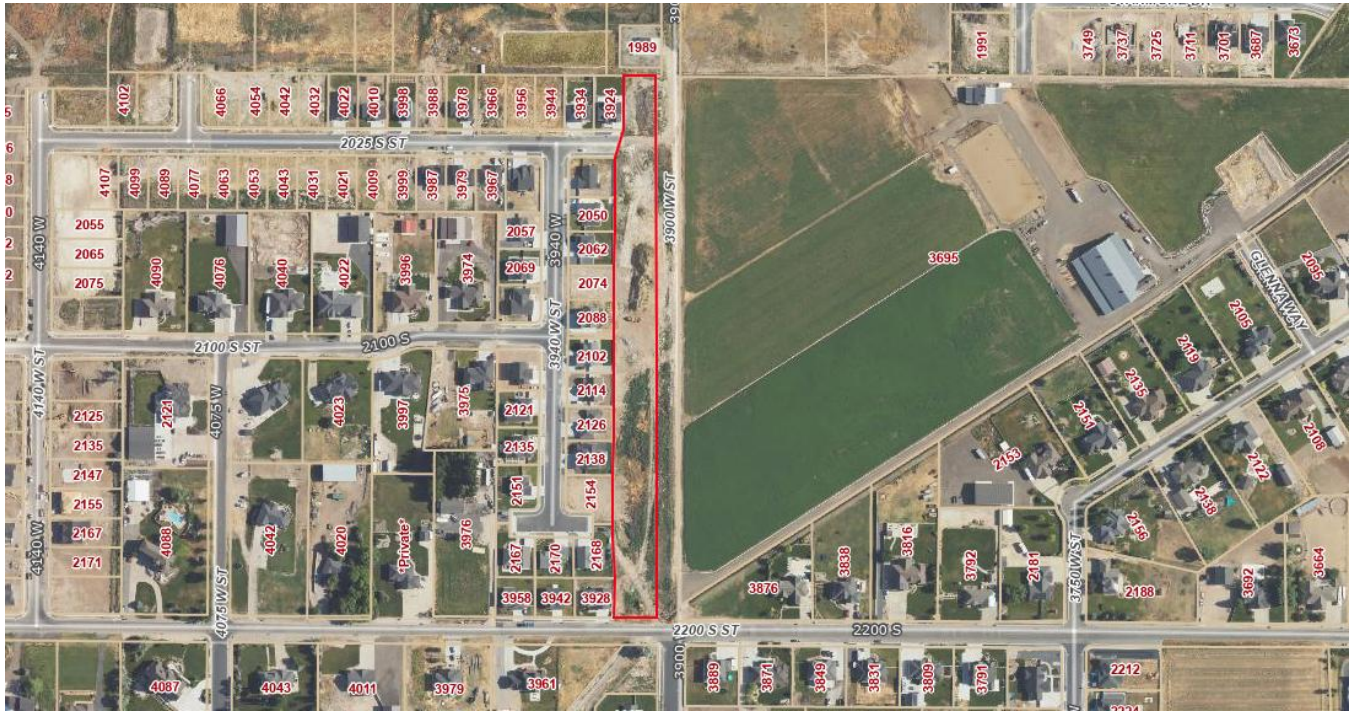
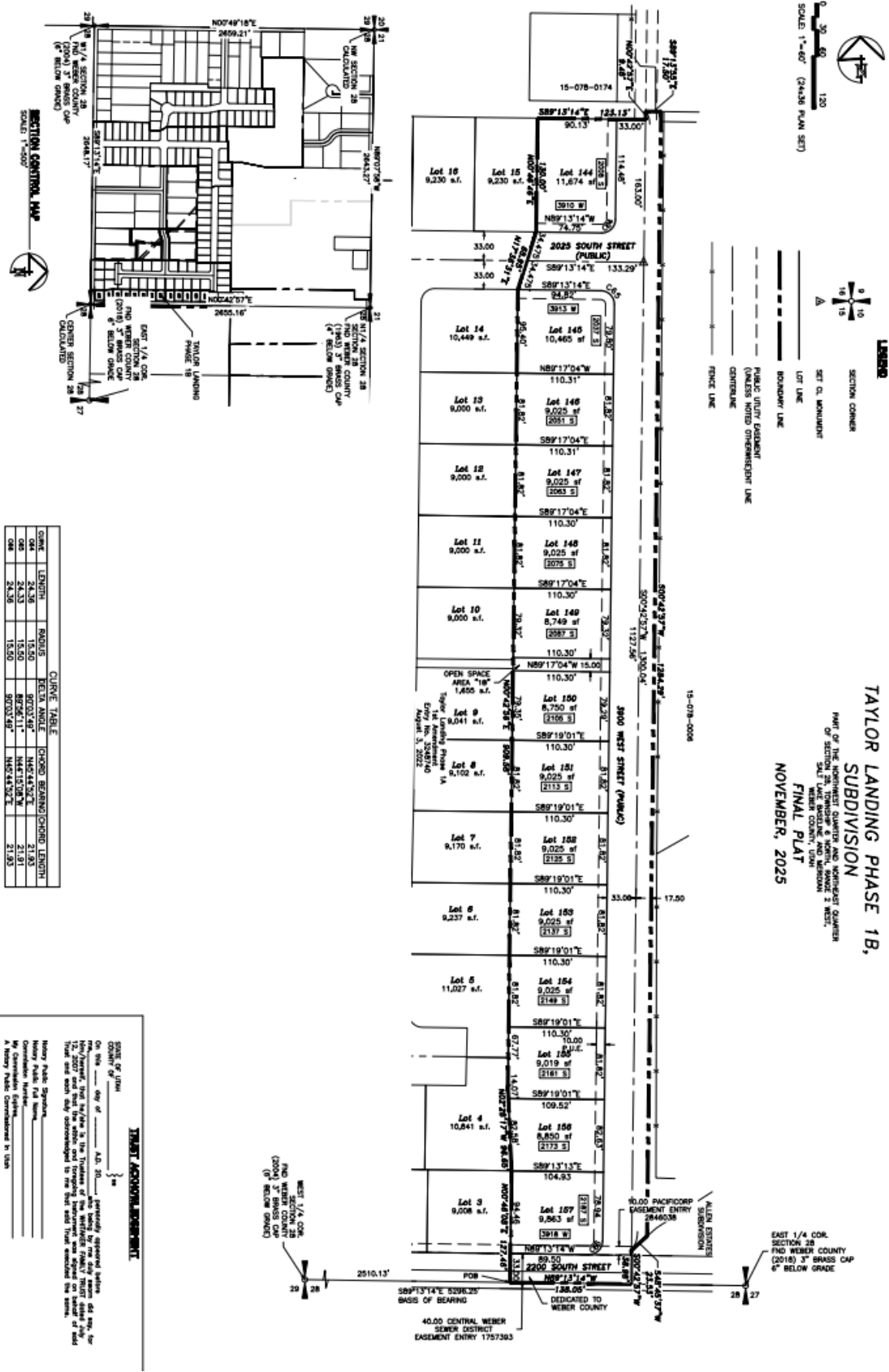


Exhibit B - Proposed Final Plat & Street Cross Sections



MAJOR RESIDENTIAL STREET – 3900 WEST

