

## Annette Barney

---

**From:** Lleverino,Felix <flleverino@webercountyutah.gov>  
**Sent:** Monday, April 21, 2025 9:34 AM  
**To:** Annette Barney  
**Subject:** RE: [EXTERNAL] Taylor Landing design Review and Plat

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** 10 New Messages

Hello Annette,

It was a pleasure speaking with you this morning, I have prepared several notes that will help guide your subdivision application.

The minimum application requirements for a Subdivision application is listed below:

1. Pre-application meeting notes, I understand this property was determined as non-buildable, thereby requiring a Subdivision plat.
2. You will need to submit your application through Frontier.
3. Please include a subdivision plat prepared by a licensed land surveyor
4. The documents uploaded are best in PDF format
5. Please include will-serve letters from water, secondary water districts
6. Please include will-serve a will-serve letter from Central Webe Sewer District. If CWSD is not in the area you will need a septic feasibility letter from the Weber-Morgan Health Department
7. Include a street connectivity proposal. This may be in a written description of the property characteristics and the surrounding conditions, such as the proximity to a public street to the west, and the established subdivision lots to the south and the absence of streets and pathways stubbing to this property.
8. Please include a title report dated within 30 days of application submittal.
9. The application fee will be added to the project after we have reviewed it and find it a complete application. The review fee for a single lot subdivision application is \$1225.00.

## Felix Lleverino

Planner II

[Weber County Planning Division](#)

2380 Washington Blvd., Suite 240

Ogden, Utah, 84401

P: 801-399-8767

Email: [flleverino@webercountyutah.gov](mailto:flleverino@webercountyutah.gov)



**From:** Annette Barney <annette@bhdarchitects.com>  
**Sent:** Thursday, April 17, 2025 10:52 AM  
**To:** Lleverino, Felix <flleverino@webercountyutah.gov>  
**Cc:** Mike Davey <mike@bhdarchitects.com>; Lafe Harris <lafe@bhdarchitects.com>  
**Subject:** RE: [EXTERNAL] Taylor Landing design Review and Plat

EXTERNAL EMAIL - This email was sent by a person from outside your organization. Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

You don't often get email from [annette@bhdarchitects.com](mailto:annette@bhdarchitects.com). [Learn why this is important](#)

Hi Felix,

I am waiting to file our Subdivision application until I hear back from you. I spoke with Tiffany Snider yesterday to inquire about scheduling a pre-application meeting. She said we'd need to do that directly with you. Perhaps we can get an appointment scheduled, then all our questions will be answered at that time. What times do you have available?

Thank you,

**Annette Barney**  
**BHD Architects**  
*Office Manager*  
65 E. Wadsworth Park Drive, Suite 205  
Draper, Utah 84020  
801.571.0010 office  
[annette@bhdarchitects.com](mailto:annette@bhdarchitects.com)

---

**From:** Annette Barney  
**Sent:** Wednesday, April 2, 2025 9:19 AM  
**To:** Lleverino, Felix <flleverino@webercountyutah.gov>  
**Cc:** Mike Davey <mike@bhdarchitects.com>; Lafe Harris <lafe@bhdarchitects.com>  
**Subject:** RE: [EXTERNAL] Taylor Landing design Review and Plat

Hi Felix,

Thank you for getting back to me. The information you shared is very helpful. I have begun working on the subdivision application and have a few questions:

1. Pre application meeting notes? Given the small size of this subdivision would a meeting be needed?
2. Public street connectivity plan? We aren't building any new streets, would this apply?
3. Feasibility letters? This is just for water and sewer will-serve letters correct, and are these necessary for this project?

**Recognizing Autism Awareness Day,**

**Annette Barney**

**BHD Architects**

*Office Manager*

65 E. Wadsworth Park Drive, Suite 205

Draper, Utah 84020

801.571.0010 office

[annette@bhdarchitects.com](mailto:annette@bhdarchitects.com)

---

**From:** Lleverino,Felix <[flleverino@webercountyutah.gov](mailto:flleverino@webercountyutah.gov)>

**Sent:** Wednesday, April 2, 2025 8:32 AM

**To:** Annette Barney <[annette@bhdarchitects.com](mailto:annette@bhdarchitects.com)>

**Subject:** RE: [EXTERNAL] Taylor Landing design Review and Plat

Good Morning Annette,

There is no deadline for the review meeting. We would schedule a single-lot subdivision proposal when the project is ready, which could be April 23 or May 7.

At this point it may a little early to apply for a building permit. I think once the subdivision plat is recorded and you are within two weeks of having the design review approved, you can submit your building permit application.

You could submit applications for Subdivision and Design Review at same time and have them approved separately but in the same meeting.

Thank you,

**Felix Lleverino**

Planner II

[Weber County Planning Division](#)

2380 Washington Blvd., Suite 240

Ogden, Utah, 84401

P: 801-399-8767

Email: [flleverino@webercountyutah.gov](mailto:flleverino@webercountyutah.gov)



**From:** Annette Barney <[annette@bhdarchitects.com](mailto:annette@bhdarchitects.com)>

**Sent:** Tuesday, April 1, 2025 12:52 PM

**To:** Lleverino,Felix <[flleverino@webercountyutah.gov](mailto:flleverino@webercountyutah.gov)>

**Cc:** Mike Davey <[mike@bhdarchitects.com](mailto:mike@bhdarchitects.com)>; Lafe Harris <[lafe@bhdarchitects.com](mailto:lafe@bhdarchitects.com)>

**Subject:** [EXTERNAL] Taylor Landing design Review and Plat

This is the first time you received an email from this sender ([annette@bhdarchitects.com](mailto:annette@bhdarchitects.com)). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

You don't often get email from [annette@bhdarchitects.com](mailto:annette@bhdarchitects.com). [Learn why this is important](#)

Hello Felix,

I was told by your office that you are reviewing emails while at a conference. The Lot of Record Determination came back as a no-go. I understand we now need to file for a design review and plat. Marta sent me the checklists. She has been wonderfully helpful while you are out of town.

What is our application deadline to participate in the soonest DRC and planning commission meeting?

I would really like to develop a timeline for the owner about when we will most likely be able to break ground. Can I apply for the building permit at this point as well?

Thank you,

**Annette Barney**  
**BHD Architects**

*Office Manager*

65 E. Wadsworth Park Drive, Suite 205

Draper, Utah 84020

801.571.0010 office

[annette@bhdarchitects.com](mailto:annette@bhdarchitects.com)