



Weber County

Weber County Planning Division
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**Western Weber Planning Commission
NOTICE OF DECISION**

April 18, 2022

Heritage Land Development/3900 West Taylor Partners LLC
ATTN: Marshae Stokes

Case No.: LVT010622

You are hereby notified that your final subdivision application for Taylor Landing Cluster Subdivision Phase 3, located approximately 4000 West 2200 South, Ogden, UT, was heard and approved by the Western Weber Planning Commission in a public meeting held on April 12, 2022. Approval was granted conditioned upon meeting all requirements from county reviewing agencies and the following conditions:

1. Per LUC 108-3-5(f)(3), an agreement shall be recorded with the final plat to the title of all open space preservation parcels that details the open space preservation plan and any conditions necessary to execute the open space preservation plan.
2. Final letters of approval shall be submitted from Taylor West Weber Water, Hooper Irrigation Company, and the Central Weber Sewer Improvement District prior to recording the final plat.
3. Approved subdivision improvements shall be installed, or an escrow established for their installation prior to recording the final plat.

By motion, the Western Weber Planning Commission added a 4th condition of approval as follows:

4. The open space parcel being dedicated as part of this 3rd phase must be cleared of all existing buildings before any building permits are issued for phase 3 lots.

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.

This letter is intended as a courtesy to document the status of your project. If you have further questions, please contact me at sperkes@co.weber.us.ut or 801-399-8772.

Respectfully,
Scott Perkes, AICP
Weber County Planner III

The decision of the Planning Commission may be appealed to the County Commission by filing such appeal within 15 days after the date of the meeting.