

Minutes of January 29, 2026, Administrative Review Hearing, held in the Weber County Planning Division Office, 2380 Washington Blvd., Suite 240, Ogden UT, commencing at 11:00 a.m.

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

1. Administrative Items

1.1 SUB121725: Consideration and action on a request for final approval of the Bitton Estates Subdivision Phase 1. A 59 lot single family development accessing from 4100 West Street.

Staff Presenter: Felix Lleverino

Felix Lleverino presented a request for final subdivision approval for Bitton Estates Subdivision Phase 1, located near 800 South and 4100 West. He explained that the approximately 19-acre development is proposed within the R1-15 Zone and that the associated rezone was approved by the Weber County Commission in July 2025. He further noted that the Planning Commission previously reviewed the subdivision and forwarded a positive recommendation for approval of all five phases of the Bitton Estates development. The current request pertains to final approval for Phases 1 and 2, which comprise the majority of the lots within the overall development.

Mr. Lleverino stated that the developer had addressed the conditions associated with the preliminary approval and that the civil drawings were substantially complete and ready for approval. He reviewed pathway and street connectivity improvements associated with Phase 1 and discussed the pathway alignment along the southern boundary of the subdivision adjacent to property owned by Hooper Irrigation.

Mr. Lleverino explained that an easement agreement had been prepared providing for a 15-foot pathway easement through Hooper Irrigation property. He noted that Hooper Irrigation included language in the easement agreement allowing for possible termination of public access after 25 years. Staff evaluated alternative pathway alignments and determined that adequate pedestrian connectivity would still be maintained through the subdivision should access through the Hooper Irrigation property ever be restricted. He further stated that the County Surveyor's Office reviewed the easement agreement and confirmed that Hooper Irrigation's authority only applied to property owned by Hooper Irrigation and would not extend to other portions of the pathway system throughout the subdivision.

Director Grover asked whether the proposed pathway system continued to satisfy the intent of the Planning Commission's previous direction regarding pathway connectivity. Mr. Lleverino responded that the subdivision includes a 10-foot pathway along the south side of the street network connecting pedestrians to 4100 West and southward to the pathway along 900 South, thereby maintaining adequate pedestrian circulation.

Mr. Lleverino reviewed utility service availability for the development. He stated that Taylor-West Weber Water District provided a final will-serve letter and requested signature authority on the subdivision plat. He further stated that Hooper Irrigation confirmed the availability of pressurized irrigation service and sufficient water shares associated with the development, subject to additional requirements to be completed by the developer.

Mr. Lleverino noted that the property is annexed into the Central Weber Sewer District, with the exception of a small remaining area that must be annexed prior to plat recording. He stated that the developer is aware of the annexation requirement and is coordinating with the sewer district.

Mr. Lleverino also reviewed requirements contained within the development agreement, including outdoor lighting standards, landscaping improvements along public rights-of-way and pathways, and the required contribution to the parks district. He stated that the submitted landscape plan conforms to the approved development agreement standards. He further noted that the easement agreement between Hooper Irrigation and the developer would be recorded with the subdivision plat and that a pre-construction meeting would be required prior to commencement of construction activities.

Approved 6.4.2026

ADMINISTRATIVE REVIEW

Director Grover asked whether the development agreement conditions related to roadway improvements and related infrastructure were being addressed through the subdivision approval process. Mr. Lleverino confirmed that the required improvements were incorporated into the civil plans and conditions of approval.

Director Grover stated that the staff presentation thoroughly addressed the applicable issues and that he did not identify any remaining concerns with the proposal.

Director Grover recommended approval of SUB121725, Bitton Estates Subdivision Phase 1, subject to the conditions and findings outlined in the staff report.

**1.2 SUB121025: Consideration and action on a request for final approval of the Bitton Estates Subdivision Phase 2. A 27 lot single family development accessing from 3600 West Street.
Staff Presenter: Felix Lleverino**

Felix Lleverino presented a request for final approval of Bitton Estates Subdivision Phase 2, consisting of 27 single-family lots. He stated that Phase 2 is part of the larger Bitton Estates development and that many of the utility, infrastructure, and development agreement considerations discussed for Phase 1 also apply to Phase 2.

Mr. Lleverino explained that 3600 West is planned as a 100-foot right-of-way and that the Phase 2 subdivision plat accommodates the future roadway widening through the required right-of-way dedication. He further stated that the submitted civil plans include improvements along 3600 West, including asphalt improvements connecting to the Riverbend access area.

Mr. Lleverino stated that staff recommends approval of Phase 2 subject to the conditions outlined in the staff report, which are substantially similar to those associated with Phase 1.

Director Grover asked whether all development agreement requirements associated with improvements to 3600 West and 4100 West were being addressed as part of the subdivision approval. Mr. Lleverino confirmed that the required roadway improvements are included within the civil plans and development agreement obligations.

Director Grover stated that an additional condition should be included clarifying that all development agreement requirements related to improvements along 4100 West and 3600 West shall be satisfied in accordance with the approved development agreement.

Director Grover recommended approval of SUB121025, Bitton Estates Subdivision Phase 2, subject to the conditions and findings outlined in the staff report, with the addition of the following condition:

7. All requirements contained within the development agreement regarding improvements to 4100 West and 3600 West shall be satisfied in accordance with the development agreement.

**Adjournment 11:12am
Respectfully Submitted,
Marta Borchert**

Approved 6.4.2026