



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

November 19, 2025

Patrick Burns (Representative)  
Dee Bitton (Owner)  
601 South 3600 West  
Ogden, Utah, 84404

You are hereby notified that the Weber County Planning Commission granted preliminary approval of Bitton Estates Subdivision in a public meeting that was held on November 18, 2025. The decision to approve is based on the following conditions:

1. Taylor West Weber Water District shall provide a capacity assessment letter or a final will-serve letter before final approval from the Planning Division
2. Hooper Irrigation shall provide a capacity assessment letter or final will-serve letter before final recommendation from the Planning Division.
3. Proof of satisfactory contribution towards parks and open space is required before each phase is recorded.
4. Developer is required to show compliance with the recorded development agreement.
5. The civil drawings shall comply with all Weber County Engineering requirements.

The following findings are the basis for the staff recommendation:

1. Bitton Estates Phases one through four conform to the West Central Weber County General Plan.
2. The lot area and width design are compatible with the concept plan and development agreement.
3. The proposal will not be detrimental to public health, safety, or welfare.
4. The proposal will not deteriorate the environment of the general area to negatively impact surrounding properties and uses.

Sincerely,  
Felix Lleverino, Planner II  
801-399-8767  
Weber County Planning

***Time limitation for final approval.*** Subdivisions that have received preliminary plan approval shall have 18 months from the date of the preliminary approval to receive final approval of the subdivision or the first phase if applicable. An extension of preliminary approval for an additional time of up to 18 months may be granted by the planning director upon repayment of the subdivision application fees and the plan being brought into compliance with county, state, and federal laws current at the time the extension is approved. The extension request shall be submitted and approved prior to the expiration of the original approval period. Only two time extensions for preliminary plan/plat extensions will be granted.