



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action for final plat approval of the Moose Mountain Subdivision, a two-lot subdivision.

Type of Decision: Administrative

Agenda Date: Wednesday, December 09, 2020

Applicant: Austin Beus, Owner

File Number: LVM100820

Property Information

Approximate Address: 2528 E 5950 S, Ogden UT

Project Area: 1.27 acres

Zoning: Residential Estate (RE-20)

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 07-731-0003 (now dead), 07-731-0004 & 07-731-0005

Township, Range, Section: T5N, R1W, Section 23, NE 1/4

Adjacent Land Use

North:	Residential	South:	Residential
East:	Residential	West:	Residential

Staff Information

Report Presenter: Scott Perkes
sperkes@co.weber.ut.us
801-399-8772

Report Reviewer: RG

Applicable Ordinances

- Title 104 (Zones) Chapter 3 (RE-15 & RE-20)
- Title 106 (Subdivisions)

Background and Summary

The applicant is requesting final approval of Moose Mountain Subdivision, a two-lot subdivision located at approximately 2528 E 5950 S, Ogden, in the RE-20 zone (see **Exhibit A**).

The proposed final subdivision plat (see **Exhibit B**) depicts the existing Lot 101 of the Woodland Estates Subdivision Unit 2 1st Amendment being split into two single-family residential lots (Lots 1 & 2). Lot 1 will contain the existing single-family home (built in 1960), and Lot 2 is being created for a future single-family home. Both lots will be taking access off of the existing 5950 South Street. The existing home on Lot 1 will continue to be in compliance with the yard setbacks of the RE-20 zone following the creation of the second lot. Both lots meet the RE-20 zoning minimums for area and width.

Analysis

General Plan: The proposal conforms to the West Central Weber General Plan by encouraging development within the existing residential areas.

Zoning: The subject property is located in the Residential Estate RE-20 zone. The land use requirements for this zone are stated in the LUC§ 104-3 as follows:

The major purpose of the RE-15 and RE-20 Zones is to provide and protect residential development at a low density in a semi-agricultural or rural environment. It is also to provide for certain rural amenities on larger minimum lots, in conjunction with the primary residential nature of the zone.

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC Title 106 (Subdivisions), and the RE-20 Zone standards listed in LUC 104-3-7. Small Subdivisions, as defined in LUC 101-7, can be administratively approved per LUC 106-1-5(b)(1).

Lot area, frontage/width, and yard regulations: In the LUC §104-3-7, the RE-20 zone requires a minimum lot area of 20,000 sq. ft. and a minimum lot width of 100' for single-family dwelling lots.

Each lot within the proposed Moose Mountain Subdivision meets the minimum acreage and width requirements of the RE-20 zone.

Culinary water and sanitary sewage disposal: Uintah Highlands Improvement District will provide culinary water and sanitary sewer to each lot (see **Exhibit C**). Lot 1 is already developed with a single-family home and will not require additional water or waste water connections.

Secondary water: The Weber Basin Water Conservancy District has issued a will-serve letter to provide secondary water the additional lot being created (see **Exhibit D**).

Review Agencies: Planning, Engineering, Surveying, Addressing, and Weber Fire, have reviewed the proposed subdivision. Minor revisions to the dedication plat may be required prior to recording the plat in order to satisfy all agency review comments.

Public Notice: Public notice was sent by mail to all property owners within 500 feet of the subject property.

Staff Recommendations

Staff recommends final approval of the Moose Mountain Subdivision. This recommendation is subject to all review agency requirements and based on the following conditions:

1. The owner is required to enter into a deferral agreement for sidewalk along the frontage of 5950 South Street.
2. A Declaration of Deed Covenant Concerning Provision of Irrigation Water will be required for Lot 2 at the time of recording.

This recommendation is based on the following findings:

1. The proposed subdivision conforms to the Western Weber General Plan.
2. With the recommended conditions, the proposed subdivision complies with applicable county ordinances.

Administrative Approval

Administrative final approval of Moose Mountain Subdivision is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: _____.

Rick Grover
Weber County Planning Director

Exhibits

- A. Subdivision Application
- B. Subdivision plat
- C. Uintah Highlands Improvement District Will-Serve Letter
- D. Weber Basin Water Conservancy District Will-Serve Letter

Map

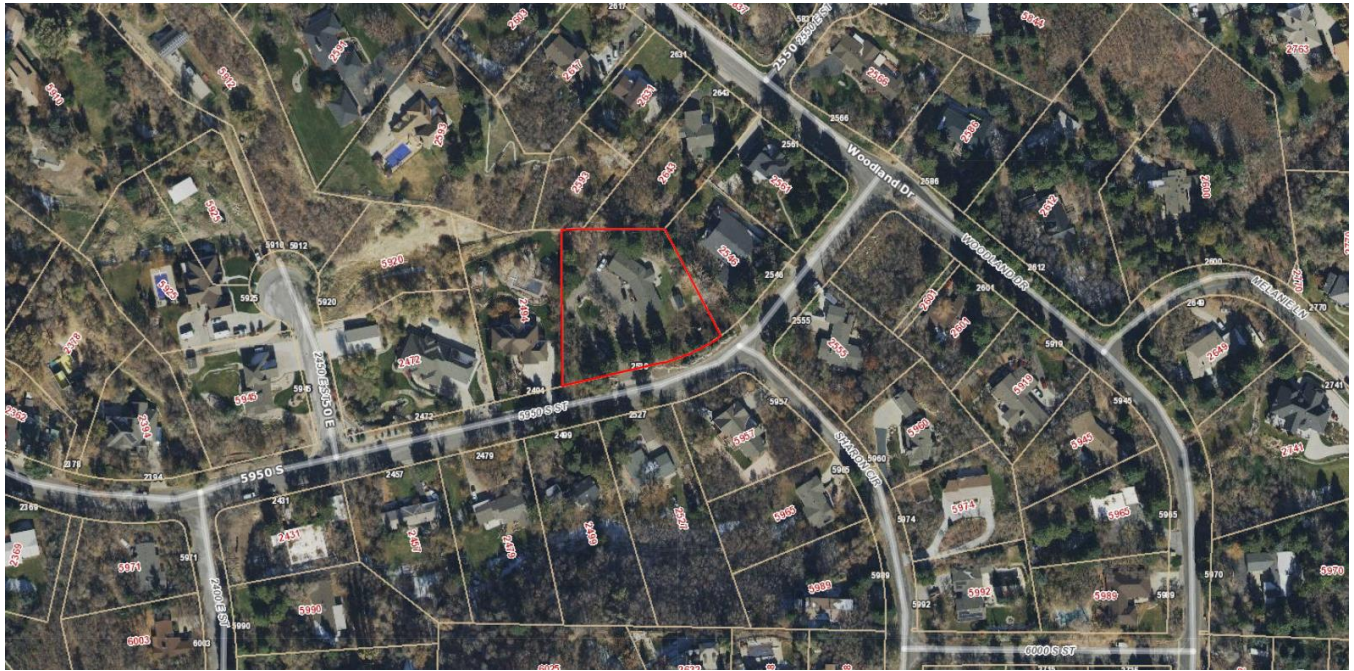
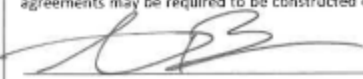

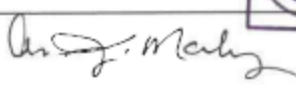


Exhibit A

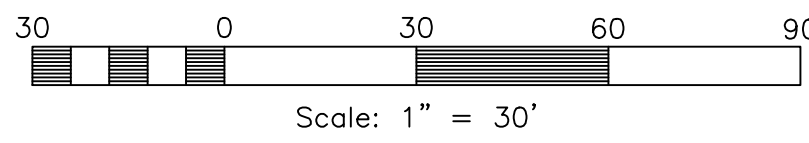
Weber County Subdivision Application			
All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401			
Date Submitted / Completed	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
Subdivision and Property Information			
Subdivision Name <i>Moose Mountain</i>		Number of Lots <i>2</i>	
Approximate Address <i>2528 E 5950 S</i>		Land Serial Number(s) <i>07-731-0003</i>	
Current Zoning <i>Residential</i>	Total Acreage <i>.459</i>		
Culinary Water Provider <small>Utah Highlands Improvement District</small>	Secondary Water Provider <i>Weber Water Basin</i>	Wastewater Treatment <small>Utah Highlands Improvement District</small>	
Property Owner Contact Information			
Name of Property Owner(s) <i>Austin Jay Beus</i>		Mailing Address of Property Owner(s) <i>2530 E 5950 S Ogden UT 84403</i>	
Phone <i>801-941-2232</i>	Fax		
Email Address <i>austinbeus@gmail.com</i>		Preferred Method of Written Correspondence Email Fax Mail E-mail	
Authorized Representative Contact Information			
Name of Person Authorized to Represent the Property Owner(s) <i>Austin Jay Beus</i>		Mailing Address of Authorized Person <i>2530 E 5950 S Ogden UT</i>	
Phone <i>8019412232</i>	Fax		
Email Address <i>austinbeus@gmail.com</i>		Preferred Method of Written Correspondence Email Fax Mail E-mail	
Surveyor/Engineer Contact Information			
Name or Company of Surveyor/Engineer <i>Reeves and Associates Inc</i>		Mailing Address of Surveyor/Engineer <i>5160 South 1500 West Riverdale, UT 84405</i>	
Phone <i>801-621-3100</i>	Fax		
Email Address <i>thatch@reeve-assoc.com</i>		Preferred Method of Written Correspondence Email Fax Mail E-mail	
Property Owner Affidavit			
<p>I (We), _____, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.</p>			
 _____ (Property Owner)		_____ (Property Owner)	
Subscribed and sworn to me this <i>7</i> day of <i>Oct</i> , 20 <i>20</i>		 	

MOOSE MOUNTAIN SUBDIVISION

AMENDING LOT 101 OF WOODLAND ESTATES SUBDIVISION – UNIT 2 1ST AMENDMENT
PART OF THE NORTHEAST QUARTER OF SECTION 23, T.5N., R.1W., S.L.B.&M., U.S. SURVEY
WEBER COUNTY, UTAH
AUGUST, 2020

LEGEND

- = SET 5/8"X24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
- = FOUND AS NOTED
- ⊙ = FOUND RIGHT-OF-WAY MONUMENT
- X = SET NAIL AND WASHER
- = BOUNDARY LINE
- = LOT LINE
- - - = EASEMENTS
- - - = ADJOINING PROPERTY
- - - = ROAD CENTERLINE
- x x x = EXISTING FENCE LINES
- = EXISTING CURB AND GUTTER
- ▨ = EXISTING BUILDINGS
- ▨ = EXISTING PAVEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT



FOUND STREET MONUMENT SET BY WEBER COUNTY AT THE INTERSECTION OF 2550 EAST STREET AND WOODLAND DRIVE, IN GOOD CONDITION

FOUND STREET MONUMENT SET BY WEBER COUNTY AT THE INTERSECTION OF WOODLAND DRIVE AND 5950 SOUTH STREET IN GOOD CONDITION

LOT 99

LOT 100

LOT 101
PARCEL #07-731-0003
55457 S.F.

LOT 1
35456 S.F.
0.814 ACRES

LOT 2
20001 S.F.
0.459 ACRES



VICINITY MAP
NO SCALE

NOTE

THIS PROPERTY IS SUBJECT TO A PERPETUAL EASEMENT IN FAVOR OF THE PROPERTY TO THE NORTH AS SET FORTH IN THAT CERTAIN BOUNDARY LINE AGREEMENT RECORDED AS ENTRY # 2647992. THE EXHIBIT DRAWING ON THE SAID DOCUMENT IS NOT LEGIBLE.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE LINE BETWEEN THE FOUND STREET MONUMENT IN 5950 SOUTH AND THE FOUND STREET MONUMENT AT THE INTERSECTION OF 5950 SOUTH AND WOODLAND DRIVE, SHOWN HEREON AS: S38°53'55"W

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO AMEND LOT 101 OF WOODLAND ESTATES SUBDIVISION – UNIT 2, TO CREATE 2 LOTS. THE BOUNDARY WAS ESTABLISHED BY RETRACING THE SUBDIVISION PLAT WOODLAND ESTATES SUBDIVISION – UNIT 2 1ST AMENDMENT. ALL BOUNDARY CORNERS AND LOT CORNERS WERE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

ALL OF LOT 101, WOODLAND ESTATES SUBDIVISION, UNIT 2, 1ST AMENDMENT AS PER THE OFFICIAL PLAT ON RECORD IN THE OFFICE OF THE WEBER COUNTY RECORDER, RECORDED AS ENTRY NO. 2501347, BOOK 71, PAGE 78.

CURVE TABLE

#	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	254.48'	142.83'	140.97'	S61°11'01"W	32°09'31"

DEVELOPER

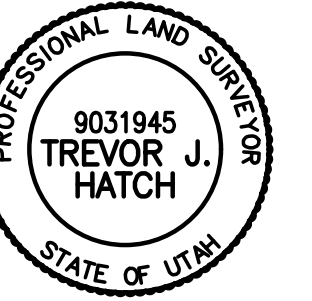
AUSTIN BEUS
2530 E. 5950 S.
OGDEN, UTAH 84403

SURVEYOR'S CERTIFICATE

I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **MOOSE MOUNTAIN SUBDIVISION** IN **WEBER COUNTY, UTAH**, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **WEBER COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **WEBER COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945
UTAH LICENSE NUMBER



OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THE PLAT AND NAME SAID TRACT **MOOSE MOUNTAIN SUBDIVISION**, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES AND ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY, STORM WATER DETENTION PONDS DRAINAGE EASEMENTS AND CANAL MAINTENANCE EASEMENT, THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____ DAY OF _____, 20____.

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ SIGNER(S) OF THE ABOVE OWNER'S DEDICATION AND CERTIFICATION, WHO BEING BY ME DULY SWORN, DID ACKNOWLEDGE TO ME _____ SIGNED IT FREELY, VOLUNTARILY, AND FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____ (AND) _____ BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME THEY ARE _____ AND _____ OF SAID CORPORATION AND THAT THEY SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, AND IN BEHALF OF SAID CORPORATION FOR THE PURPOSES THEREIN MENTIONED.

COMMISSION EXPIRES _____ NOTARY PUBLIC

Project Info.

Surveyor: T. HATCH
Designer: E. ROCHE
Begin Date: 08-27-20
Name: MOOSE MOUNTAIN SUBDIVISION
Number: 7497-01
Revision: 10-20-20
Scale: 1"=30'
Checked: _____



WEBER COUNTY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE COUNTY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.
SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY ATTORNEY

WEBER COUNTY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE WEBER COUNTY PLANNING COMMISSION.
SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY PLANNING COMMISSION

WEBER COUNTY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE COUNTY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

WEBER COUNTY ENGINEER

WEBER COUNTY COMMISSION ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF WEBER COUNTY, UTAH.
SIGNED THIS _____ DAY OF _____, 20____.

CHAIRMAN, WEBER COUNTY COMMISSION

ATTEST _____ TITLE

WEBER COUNTY SURVEYOR

I HEREBY CERTIFY THAT THE WEBER COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA, AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN COUNTY OFFICES. THE APPROVAL OF THIS PLAT BY THE WEBER COUNTY SURVEYOR DOES NOT RELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS PLAT FROM THE RESPONSIBILITIES AND/OR LIABILITIES ASSOCIATED THEREWITH.
SIGNED THIS _____ DAY OF _____, 20____.

WEBER COUNTY SURVEYOR

Weber County Recorder

Entry No. _____ Fee Paid _____
In _____ Filed For Record _____
And Recorded, _____
At _____ in Book _____
Of The Official Records, Page _____
Recorded For: _____

Weber County Recorder
Deputy.

Uintah Highlands Improvement District

2401 East 6175 South
Ogden, UT 84403-5344
Phone: 801-476-0945
Fax: 801-476-2012
uhid1@qwestoffice.net

August 5, 2020

Subdivision Planner
Weber County Planning and Engineering
2380 Washington Blvd.
Ogden, Utah 84401

Re: Proposed Lot Subdivision - Parcel 07-731-0003
Service available for Culinary Water and Sanitary Sewer within Uintah Highlands Improvement District.

Officials of the Uintah Highlands Improvement District, have been contacted about the proposed lot subdivision for the property owned by Austin J. Beus parcel 07-731-0003, which is located within the boundaries of the District.

Culinary Water and Sanitary Sewer services are available for an additional lot in the Woodland Estates Subdivision, Unit 2.

Uintah Highlands Improvement District does not provide secondary water and has no jurisdiction over secondary water. A secondary water source needs to be available for outside use since Uintah Highlands rules and regulations state the following:

NOTE: Rules and Regulations section 4.1.4 states, Use of District water for secondary irrigation use on lawns and gardens or outside use is *strictly prohibited*. (See complete Rules and Regulations for full explanation.)

Detailed plans for building must be submitted and approved and all fees must be paid before a commitment to serve is granted and before construction begins.

This commitment is made expressly subject to the condition that the Developer of the building lot shall be required to comply with all applicable development procedures of the District, including, without limitation, the Developer shall agree to construct all water and sewer system improvements in strict conformance with and subject to the Uintah Highlands Improvement District current 'Public Works Standards', and to abide by all applicable rules and regulations of the District, as the same currently exist, or as they may be amended from time-to-time.

Dated this 5th day of August, 2020.

UINTAH HIGHLANDS IMPROVEMENT DISTRICT

By: 
Blaine Brough, District Manager



WEBER BASIN WATER CONSERVANCY DISTRICT

2837 East Highway 193 • Layton, Utah 84040 • Phone (801) 771-1677 • SLC (801) 359-4494 • Fax (801) 544-0103

September 29, 2020

Tage I. Flint
General Manager/CEO

Board of Trustees:

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Weber County

P. Bret Milburn
Davis County

John Petroff Jr.
Davis County

Paul C. Summers
Davis County

Dave Ure
Summit County

Mr. Austin Beus
2530 East 5950 South
Ogden, Utah 84403

**RE: Will Serve Letter for Woodland Estates Subdivision - Unit 2
Amendment 6 - THIS IS NOT A FINAL APPROVAL - FINAL
SUBMITTAL REQUIRED**

Dear Mr. Beus:

The District will provide secondary water to the proposed lot to be subdivided from existing Weber County Parcel 07-731-0003, at 2530 East 5950 South in Ogden, provided that the following requirements are met.

1. The referenced property which will be subdivided has an existing allotment of secondary water that is sufficient to fully allocate both lots resulting from the subdivision. No additional water will be required.
2. Prior to a new secondary water connection being installed, a formal engineering review will need to be performed by the District. This review will determine the location of the new connection and whether there are any other special conditions.
3. Prior to a new secondary water connection being installed, an inspection fee of \$450.00 will need to be paid to the District. This fee covers the District's time for inspection of the new connection, as well as the costs to provide and install a 1-inch meter for the connection. All construction costs to install the new secondary connection will be the responsibility of the Developer.
4. A Takeover Agreement will need to be signed by the new lot owner prior to the new connection being installed. This Takeover Agreement states that, upon the successful completion of a one-year warranty period, the District agrees to assume ownership of, and responsibility for, the new connection.

If you have any questions, please contact Riley Olsen of our office.

Sincerely,

Scott W. Paxman, PE
Assistant General Manager/CTO

SWP/RO/dh
E-16