



## 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

<b>North:</b>	Residential	<b>South:</b>	Residential
<b>East:</b>	Residential	<b>West:</b>	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 1<sup>st</sup> 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: 12/9/20

  
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**

<b>Weber County Subdivision Application</b>			
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)
<b>Subdivision and Property Information</b>			
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>	
<b>Property Owner Contact Information</b>			
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 <b>E-mail</b>	
<b>Authorized Representative Contact Information</b>			
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 <b>E-mail</b>	
<b>Surveyor/Engineer Contact Information</b>			
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 <b>E-mail</b>	
<b>Property Owner Affidavit</b>			
<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>			
<p><i>[Signature]</i> _____ (Property Owner)</p>		<p>(Property Owner)</p>	
<p>Subscribed and sworn to me this <i>7</i> day of <i>Oct</i>, 20<i>20</i></p>		<p><i>[Signature]</i> <b>ANN J MORBY</b> CLERK PUBLIC STATE OF UTAH COMMISSION NO 705242 COMB. EXP. 03-10-2023</p>	



## 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

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Dave Urc  
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,

A handwritten signature in blue ink, appearing to read "Scott W. Paxman".

Scott W. Paxman, PE  
Assistant General Manager/CTO

SWP/RO/dh  
E-16