

Hillside Review Notice of Approval

Hillside Review Case Number: HSR #2015-03
Applicant: SMHG Landco, LLC
Date Submitted: July 13, 2015
Property Land Serial Number: 16-111-0013 (Cache County)
Approximate Address: 7914 East Heartwood Drive, Unit 13 - Eden, Utah 84310
Planning Division Staff Review: Ronda Kippen

Background

The subject lot is described as *Lot 13, Summit Eden Ridge Nests-PRUD* and was recorded within Book 2015, Page 2827 (E#1124284) in the office of the Cache County Recorder and within Book 75, Page 43-44 (E#2672949) in the Office of the Weber County Recorder. The subdivision is part of a PRUD (CUP 2013-03) that was approved by the Weber County Commission on January 21, 2014. The subject lot is located in both Weber and Cache County. Weber and Cache County have entered into an Interlocal Agreement (Entry# 2637681 and amended by Entry# 2738797 in the Office of the Weber County Recorder) which allows for Weber County to be the review and approval agency for all subdivisions, land use and building permits.

A representative of the lot owner submitted an application for hillside review on July 13, 2015 for the purpose of constructing a 1,024 square foot single-family dwelling. Information related to the construction of the dwelling, including a site plan, house plans, structural calculations, and a geotechnical report, was distributed to the Hillside Review Board for comment. The Board's comments have been summarized below and/or attached to this Notice as an exhibit.

Planning Division Review

- **Have the requirements and standards of Hillside Development Review Chapter (Title 108, Chapter 14 of the Weber County Land Use Code) been met?**

The Planning Division Staff has determined that the requirements and standards provided by the Hillside Review Chapter have been met and are complete. The following submittals were required and received:

1. Detailed engineering plans and profiles for the single family dwelling, retaining wall, cuts, filling and/or excavating of land (Exhibit A).
2. Site plan with contours and retaining wall designs (Exhibit A).
3. Subdivision plat and Improvement plans for Summit Eden Ridge Nests (Exhibit B).
4. Geotechnical report (Exhibit C).

5. Other studies and/or information deemed necessary by the members of the board.
 6. Utah Pollution Discharge Elimination system (UPDES) Permit with Storm water Pollution Prevention Plan (SWPPP). The UPDES and SWPPP have been submitted and approved by the Weber County Engineering Division; however, due to the size of the documents, they have not been included as exhibits to this notice of approval but are available upon request.
 7. A Landscape plan meeting the requirements and standards of §108-14-10 has been reviewed and approved as part of the Summit Eden Ridge Nest PRUD (Exhibit D).
- **Have the individual review agency requirements been met or will they be met prior to or during the dwelling's construction phase?**

The Weber County Hillside Review Board, on this particular application, made final comments related to the following:

Weber County Engineering Division: The Engineering Division has granted an approval subject to the applicant following all recommendations found in the applicable Geotechnical Investigation Report and based on the following conditions:

1. Please address the statement in the geotech report and provide assessment from corrosion engineer: "In addition, due to low soil pH (acidic soil chemistry) identified in soils throughout the project area, a corrosion engineer should also provide an assessment of any concrete that will be in contact with native soils." (This may be addressed in the building permit project.)
2. If blasting is to be used, all necessary permits will be required.

This approval is also subject to the applicant following the proposed and approved site plan. See **Exhibit E** for review.

Taylor Geotechnical: Taylor Geotechnical (TG), a consultant working on behalf of the County Engineering Division and acting as a supplementary resource for information, has performed review of the submittal and has deemed the submittal complete. See **Exhibit F** for geo-technical and geologic review comments.

Weber Fire District: The Fire district has granted an approval subject to providing:

1. Fire suppression system is required for this residence. The fire suppression plans may be a deferred submittal. No work on the fire suppression system may begin without approved plans and permit.
2. The 2006 Utah Wildland Interface Code applies to this structure.
3. Provide documentation indicating hazard class rating as outlined by the Wildland Interface Code appendix C.
4. Provide documentation indicating conformance with the appropriate Ignitions Resistance Construction Class as indicated in Chapter 5.
5. Provide a temporary address marker at the building site during construction.
6. Fire access roads for this project shall be completed and approved prior to any combustible construction. Temporary roads shall meet the same requirements for height, width and imposed loads as permanent roads.
7. All required fire hydrants and water systems shall be installed, approved and fully functional prior to any combustible construction.
8. Fire department apparatus access is required for each lot.

The Weber Fire District **requires a written response** to their review. See **Exhibit G** for review.

Weber County Building Division: The Building Division reviewed the proposal and final approval has been granted. This approval is also subject to the applicant following the proposed and approved plans. See **Exhibit H** for review.

Weber-Morgan Health Department: The Health Department has verified that that they will not impose any requirements or conditions for this application. See **Exhibit G** for review.

Weber County Planning Division: The Planning Division has granted approval subject to the applicant complying with all Board requirements and conditions. This approval is also subject to the applicant following the proposed and approved site plan. See **Exhibit I** for approved site plan.

▪ **Are additional requirements or conditions necessary for approval of this Hillside Review?**

Based on site inspections and review agency comments, the Planning Division Staff has determined that it is not necessary to impose additional requirements or conditions prior to approving HSR #2015-03.

Planning Division Findings

- The application was submitted and deemed complete on July 13, 2015.
- The requirements and standards found in the Hillside Development Review Procedures and Standards Chapter have been met.
- The Hillside Review Board members reviewed the application individually and provided their comments or are currently working with the applicant and will continue to work with the applicant until a resolution to all review agency concerns are provided and approved.
- The applicant has met, or will meet as part of the building permit process and/or during the construction phase of the dwelling, the requirements and conditions set forth by the Hillside Review Board.
- The Planning Division Staff has determined that the proposed improvements have been sited within the dedicated building envelope with the exception of a portion of the driveway, retaining wall(s), concrete staircase, and a concrete pad intended for supporting a generator. These improvements have been located with the approval of the Subdivision Declarant who has submitted a recorded copy of a modified "ski and trail" easement. This modified easement allows for the subject improvements in their proposed locations.

Based upon the findings listed above, HR#2015-03 is hereby approved this 8th day of March, 2016.



Rick Grover
Weber County Planning Director

Exhibits

- A. Approved site plan (including area of disturbance), landscape plans, construction drawings, elevations, and crosssections.
- B. Subdivision plat and improvement plans.
- C. Geotechnical Investigation Report.
- D. Landscape Plan.
- E. Weber County Engineering Review.
- F. Taylor Geotechnical Review (including Geologic Review by Simon Associates LLC).
- G. Weber Fire District Review.
- H. Weber County Building Division Review.
- I. Weber-Morgan Health Department Review.

The exhibits as herein attached are considered the approved documents associated with this Hillside Review Application.