



Staff Report for Administrative Approval – Hillside Review – Notice of Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request to approve a Hillside Review for KEO Homestead Lot 1R Orchard.
Agenda Date: Friday, June 10, 2016
Applicant: Andy Hubbard, agent
File Number: HSR 2016-01

Property Information

Approximate Address: 5593 E Hwy 39, Huntsville, UT 84317
Project Area: 21.27 acres
Zoning: FV-3
Existing Land Use: Vacant
Proposed Land Use: Single Family Residence
Parcel ID: 20-150-0001
Township, Range, Section: 6N 1E Sec. 14

Adjacent Land Use

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

Staff Information

Report Presenter: Ben Hatfield
bhatfield@co.weber.ut.us
801-399-8766
Report Reviewer: RK

Applicable Ordinances

- Weber County Land Use Code Title 108 (Standards) Chapter 14 (Hillside Development Review)
- Weber County Land Use Code Title 104 (Zones) Chapter 27 (Natural Hazards Overlay District)

Background

The subject lot is Lot 1R of KEO Homestead Subdivision. An application for a building permit and subdivision was submitted and it was noted that the site had slope in excess of 25%. It was determined that due to the slope and soil conditions that the site be reviewed.

The lot owner submitted an application for hillside review on January 14, 2016. Information related to the construction of the dwelling including a site plan, grading plans, and a geotechnical report, were distributed to the Hillside Review Board for comment. The Board's comments have been summarized below and/or are attached to this report as an exhibit.

Planning Division Review

- **Have the requirements and standards of Hillside Development Review Chapter (Title 108, Chapter 14) and Natural Hazards Overlay District (Title 104, Chapter 27) of the Weber County Land Use Code been met?**

Based on review agency comments the Planning Division Staff has determined that the Natural Hazards and Hillside Review requirements and standards have been met or will be met during the excavation and construction phase of the dwelling. The following submittals have been required through the review. They have been listed below in chronologic order including the agency review comments:

1. Application for a Hillside Review. (Exhibit A)
2. Detailed grading, site and fire access plans (Exhibit A).
3. Engineering and Fire Reviews comments (Exhibit B).

4. Work Plan for Geologic and Geotechnical Study (Exhibit C).
5. Geotechnical and Geologic review 1 by Alan Taylor and David Simon, Engineering Review 1 Dana Shuler (Exhibit D).
6. Report Reconnaissance Level Geological Study (Exhibit E).
7. Geotechnical and Geologic review 2 by Alan Taylor and David Simon, Engineering Review 1 Dana Shuler (Exhibit F).
8. Follow up letter from GSH Geotechnical Inc. (Exhibit G).

Weber County Hillside Review Board comments

After performing a site reconnaissance it was determined that the soils and the geology of the site would require further study. A work plan was submitted and a meeting held to review the plan and discuss work to be done. The applicant's consultant, GSH Geotechnical Inc., then submitted a geotechnical study of the site.

The Weber County Hillside Review Board made comments related to the following:

Weber County Engineering Division: The Engineering Division has granted an approval with the condition that all recommendations and requirements found in the applicable Geotechnical and Geologic Reports, also any subsequent recommendations that are provided by their geo-technical and geological consultants. Subsequent recommendations may be based on required and additional work that reveals geologic hazards during the excavation and construction phase of the dwelling.

Weber Fire District: The fire district had no considerable concerns for the site and granted an approval subject to the typical requirements of: a residential fire suppression system in the dwelling, an address marker at the construction site, a Weber Fire District approved access road and fire apparatus access driveway, and a fully functional water system including fire hydrants prior to any combustible construction. See Exhibit B for review.

Weber County Building Inspection Department: The Building Inspection Office has recommended approval subject to the applicant's ability to satisfy all requirements provided in the reviews.

Weber-Morgan Health Department: The Health Department has verified that they will not impose any requirements as this site is on public water and sewer.

Weber County Planning Division: The Planning Division has granted approval subject to the applicant complying with all Board requirements and conditions.

▪ 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 #2016-01.

Planning Division Findings

Planning Division Findings

- The requirements and standards found in the Hillside Development Review Procedures and Standards Chapter have been met or will be met during the excavation and construction phase of the dwelling.
- The Hillside Review Board members reviewed the application individually and have provided their comments. The County will continue to work with the applicant until a resolution to all review agency comments are provided and approved.
- The applicant has met or will meet, as part of the building permit process and/or during the excavation and construction phase of the dwelling, the requirements and conditions set forth by the Hillside Review Board. As a condition it is understood, by the applicant and his geo-technical engineer and geologist, that if any geologic hazards are revealed by future (required) geological investigations conducted during the excavation and construction phase of the dwelling, work will cease pending the development of appropriate mitigation measures and subsequent approval by the County and the County's contracted geo-technical and geological consultant.

Based upon the findings listed above, HR#2016-01 is hereby approved this 10th day of June, 2016.



Rick Grover

Weber County Director of Planning

Exhibits

- A. Application, construction drawings, elevations, crossections.
- B. Reviews by Weber County Engineering, and Weber Fire District.
- C. Work Plan for Geologic and Geotechnical Study.
- D. Consultants review.
- E. Report Geotechnical and Geologic Study.
- F. Consultants review.
- G. Follow up letter from GSH.

The attached exhibits may be considered the approved or working documents associated with this Hillside Review Application. Working documents are considered working documents due to work that is pending. These documents will receive addendums showing final plans that have been amended in a manner that complies with agency comments and requirements.

Map 1



Map 2

