



Weber County Planning Division
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Weber County Planning Division
NOTICE OF DECISION

November 13, 2019

Pamela Russell
PO Box 682200
Park City, Utah 84068

Case No.: Hillside Review HSR 2019-04

You are hereby notified that your HSR application for a Hillside Review at 8549 E Spring Park Rd., Eden, UT, was approved by the Hillside Development Review Board on November 12, 2019.

Therefore, the Weber County Planning Division renders the following decision:

GRANTED subject to all County review agency requirements as outlined in the staff report and summarized below:

1. Development of the lot must comply with the excavating, grading, and filling standards outlined in LUC §108-14-8 as well as the recommendations outlined in the geologic and geotechnical reports that were provided with the application.
2. As a condition it is understood, by the applicant, the geo-technical engineer and engineering geologist that if any geologic hazards are revealed during the excavation and construction phase of the dwelling, work on Lot 86R in the Summit Eden Phase 1C will cease pending the development of appropriate mitigation measures and subsequent approval by the County.
3. Per the recommendation of IGES, and as depicted in the submitted landscaping plan, no irrigation system shall be employed. As such, landscaping should be maintained as natural or xeriscape.
4. A Utah Pollution Discharge Elimination System (UPDES) Permit will need to be provided prior to issuance of a building permit.
5. Approval is conditional upon the submittal of a Notice of Intent or "NOI."
6. Fire hydrants are required to be within 500' of the proposed dwelling. Additionally, the proposed home will need to have a home suppression system installed. Plans detailing these fire suppression systems may be provided as a deferred submittal to dreed@weberfd.com.
7. A Will Serve letter from the sewer district will be required prior to the issuance of a building permit.

Additional conditions may be imposed at the time of building plan review and building permitting.

For any questions regarding this decision, please reach out to Scott Perkes with the Weber County Planning Division at sperkes@co.weber.ut.us.

The decision of the Planning Division may be appealed to the County Commission by filing such appeal within 15 days after the date of the meeting.