



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application for final approval of the Wingate Hillside Review.
Type of Decision: Administrative
Agenda Date: Monday, July 13, 2020
Applicant: James Wingate, owner
File Number: HSR 2020-01

Property Information

Approximate Address: 6599 N Powder Mountain Road, Eden, UT
Project Area: .68 Acres
Zoning: Forest Residential (FR-3) Zone
Existing Land Use: Residential
Proposed Land Use: Residential
Parcel ID: 22-222-0005
Township, Range, Section: T6N, R2E, Section 9

Adjacent Land Use

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

Staff Information

Report Presenter: Felix Lleverino
fleverino@co.weber.ut.us
801-399-8767
Report Reviewer: RG

Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

Background and Summary

The applicant is requesting approval of a Hillside Review for lot 3R of the Powder 11 at Powder Mountain Subdivision. From Powder Mountain Road, this property slopes uphill. Ground cover consists of common grasses, weeds, and sagebrush. Sole access to the lot is from a private driveway that accesses on Powder Mountain Road.

Based on the Weber County geologic map, this parcel is not located within a Natural Hazards Study Area. The Hillside Development process is appropriate due to the average slope of the lot exceeding 25% grade. In order to determine the appropriate construction measures that should be taken when building on slopes that exceed 25%, a site-specific geotechnical investigation was conducted by Geostrata, (see Exhibit B). An associated Geologic Hazard Report is included as Exhibit C. The geologic and geotechnical reports are available for review at the Weber County Planning Office.

Following the recommendations within the geotechnical investigation, "a Geostrata representative should:

1. Observe the site preparation and grading operations,
2. Be on-site during all excavations,
3. Inspect all structural fill soils, and
4. Inspect installation of footings."

To mitigate the possibility of groundwater "reaching the foundation elements it is recommended that a foundation drain be constructed around any subgrade walls."

The following section is the staff's review of the hillside review requirements of Weber County Land Use Code 108-14 Hillside Development Review Procedure and Standards.

Planning Division Review

The Planning Division Staff has determined that, in compliance with review agency conditions, the requirements and standards provided by the Hillside Review Chapter have been met for the excavation and construction of the dwelling. The following submittals were required:

1. Engineered Plans
2. Geologic Hazards Evaluation and Preliminary Geotechnical Investigation (see Exhibit B).
3. Landscaping Plan (a native seed mix will be distributed over areas that are disturbed, the entire landscape area will remain un-irrigated at this time. The owner has no plans to install an irrigation system).
4. Site Plan

Weber County Hillside Review Board comments

The Weber County Hillside Review Board, on this particular application, made the following comments and conditions:

Weber County Engineering Division: The Engineering Division has posted comments granted approval on August 15, 2018. The approval is subject to the following comments as conditions of approval:

1. *After reviewing a site-specific Geotechnical Investigation, the County Engineering Department approves of the plan.*

Weber Fire District: The home will require a fire suppression system, and the owner will need to pay impact fees.

Weber County Building Inspection Department: All questions and comments from the Weber County Building Inspection Department must be addressed as stated as a condition of approval.

Weber-Morgan Health Department: The Powder 11 at Powder Mountain Subdivision is serviced by Powder Mountain Sewer District. A review from Weber-Morgan Health Department is not required.

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 through with the recommendations of the geologic and geotechnical studies.

Planning Division Findings

After visiting the site and gathering input from the applicable County review agencies, the Planning Division Staff is recommending approval subject to the following conditions:

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. All review agency requirements shall be completed.

The following findings are the basis for the Planning Staff's recommendation:

1. The application was submitted and has been deemed complete.
2. 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.
3. The Hillside Review Board members reviewed the application individually and have provided their comments.
4. 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.

Administrative Approval

Administrative approval of a Hillside Review for Lot 3R of Powder 11 at Powder Mountain (HSR2020-01) 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 is based on the findings listed in this staff report.

Date of Administrative Approval: 7/13/20



Rick Grover

Weber County Planning Director

Exhibits

- A. Site plan with contours
- B. Geotechnical Study
- C. Geologic Hazard Report

Area Map



Project Narrative/Notes/Revisions
 08/28/18 NF - COMPLETED DESIGN FOR CIVIL & CITY REVIEW
 12/05/19 CA - EXPANDED DRAWINGS

WINGATE RESIDENCE

6599 N. Powder Mtn. Rd

EDEN CITY, WEBER COUNTY, UTAH
 AUGUST, 2019

Reeve & Associates, Inc.
 CIVIL ENGINEERS • SURVEYORS • LANDSCAPE ARCHITECTS
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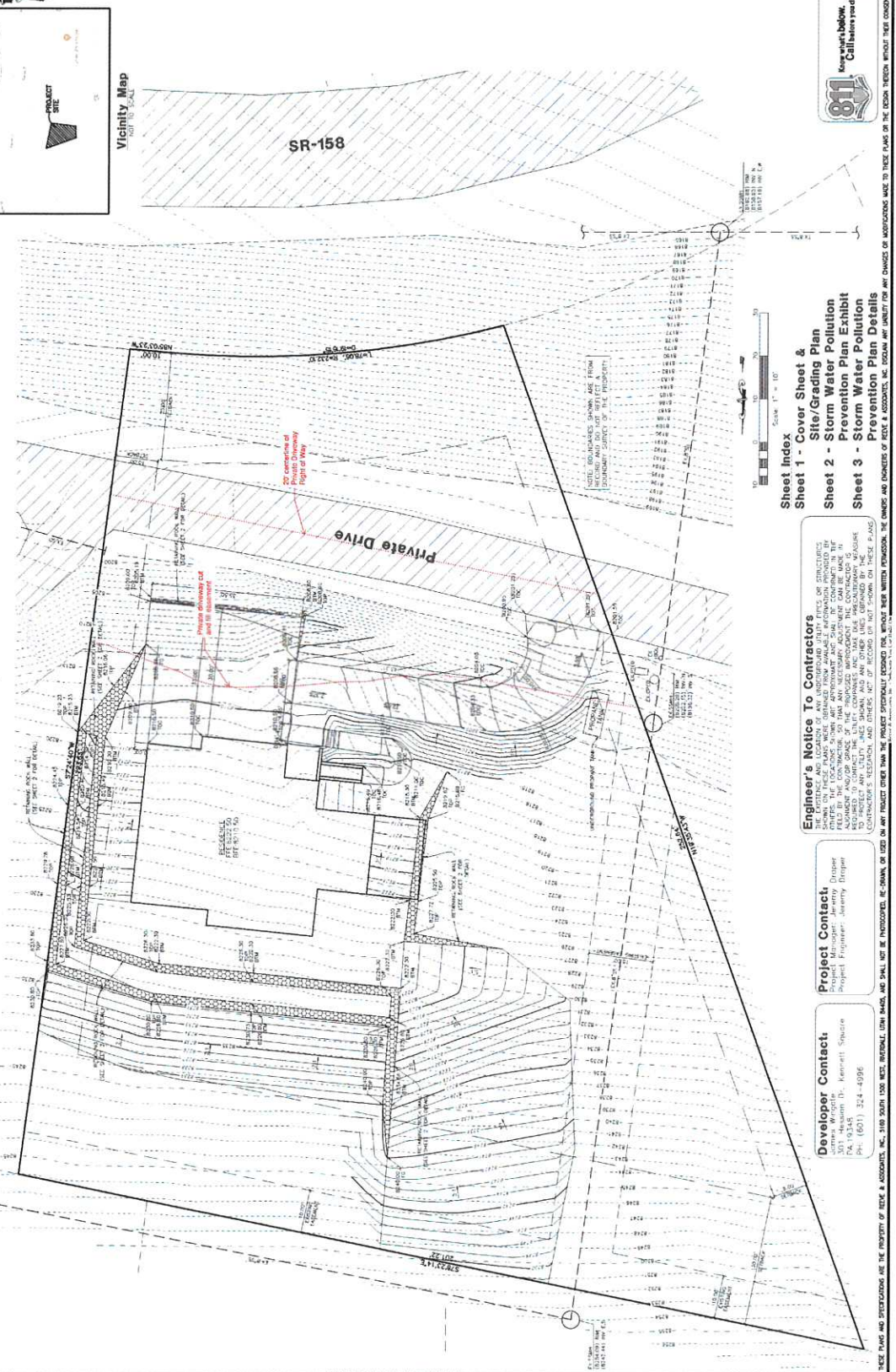
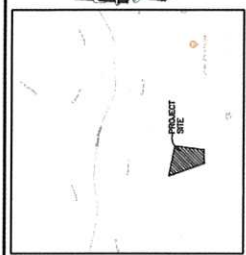
NO.	DATE	DESCRIPTION

Wingate Residence
 6599 N. Powder Mtn Rd
 EDEN CITY, WEBER COUNTY, UTAH

Cover Sheet & Site/Grading Plan



PROJECT INFO
Client: WINGATE RESIDENCE
Design: JERRY DROPPER
Design Date: 08/28/18
Project No.: 18-0000
Sheet No.: 3
Sheet Total: 3



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Project Contact
 Project Manager: Jeffrey Dropper
 Project Engineer: Jeffrey Dropper

Developer Contact
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