



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 the Moore Residence on Lot 26 of Big Sky Estates No.1
Applicant: Ryan Moore
File Number: HSR 2017-01

Property Information

Approximate Address: 2230 N Panorama Cir, Liberty, UT
Project Area: 1.09 acres
Zoning: FV-3
Existing Land Use: Vacant
Proposed Land Use: Single Family Residence
Parcel ID: 22-041-0007
Township, Range, Section: 7N 1E Sec 33

Adjacent Land Use

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

Staff Information

Report Presenter: Steve Burton
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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 108 (Standards) Chapter 22 (Natural Hazards Areas)

Background

The subject lot is located in Big Sky Estates No. 1 that was recorded with the Weber County Recorder's office on September 14, 1965. The average slope of the lot exceeds 25 percent, as such, plans for development are required to be reviewed by the Hillside Development Review Board, as outlined in the Uniform Land Use Code of Weber County (LUC) §108-14.

GeoStrata has performed the required geologic investigation and Earthtec Engineering has performed the geotechnical investigation to determine if there is a geologic hazard located on the site and to assess the subsurface soils in order to better design the home for slope stability and safety purposes. Information related to the construction of the dwelling as outlined in the geologic and geotechnical report, have been distributed to the Hillside Review Board for comment. The reports have been reviewed by all applicable review agencies.

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. Approved Plans.
2. Geotechnical Investigation Report (see Exhibit A).
3. Geologic Investigation Report (see Exhibit B).
4. Utah Pollution Discharge Elimination system (UPDES) Permit with Storm water Pollution Prevention Plan. A condition of approval from the Planning Division is that the applicant provides the UPDES Permit and SWPPP with the building permit application.
5. Landscaping plan. SWPPP notes from the submitted site plan indicate that the disturbed area will be re-planted with local vegetation and grasses and will be naturally irrigated by weather conditions. The applicant has stated that no

additional landscaping will be included on the lot.

Weber County Hillside Review Board comments

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

Weber County Engineering Division: The Engineering Division granted approval on July 14, 2017. The approval is subject to the following comments as conditions of approval:

1. In the Geological Hazard Assessment (November 23, 2016) Page9 second paragraph mentions the westernmost part of the lot falls within the mapped landslide. When you go to Plate 4 & 6 it appears to be more on the easternmost part of the lot. I believe that page 9 may be a typo but we may want to get some clarification.
2. All recommendations within the Geological and Geotechnical report must be followed.
3. The applicant should work with the geologist on their recommendations with regard to any modifications to the slope, and have them observe the building excavations.

Weber Fire District: The Fire district has granted an approval on July 12, 2017 subject to providing:

1. Fire Hydrant(s): If there is a waterline available to connect to, a hydrant must be provided within 400 feet of the furthest most portion of a building or facility (see IFC 507.5.1). The maximum spacing between hydrants in a residential area is 500 ft.
2. Fire Flow: Fire flow for the subdivision shall be 1000 GPM.
3. Fire Suppression Systems: As per the Utah Fire Code Act, "R" occupancies built in accordance with the International Residential Code may require fire suppression systems if any of the following apply:
R Occupancy Built Under IRC Requirements Structure is located in Urban-Wildland Interface Area May Require Fire Suppression Public Water Distribution System With Hydrants Does Not Exist May Require Fire Suppression Single Access Road With Grade Greater Than 10% For More Than 500 Linear Feet May Require Fire Suppression Structure Is Larger Than 10,000 Square Feet (Total Floor Area Of All Floor Levels Within Exterior Walls Of Dwelling Unit) May Require Fire Suppression Structure Is Larger Than Double The Average Size Of The Unsprinklered Homes In The Subdivision (Total Floor Area Of All Floor Levels Within Exterior Walls Of Dwelling Unit). May Require Fire Suppression Weber Fire District strongly encourages the builder/owner to provide a fire suppression system to protect the lives and property of the occupants. These systems have been proven to provide effective lifesaving functions. You are encouraged to visit <http://homefiresprinkler.org/> to learn more. For more information, please contact the Fire Prevention Division at 801-782-3580.
4. The property location and structure is within the Wildland Urban Interface and is therefore subject to the requirements of the 2006 Utah Wildland-Urban Interface Code. Provide the following documentation:
 - a) Completed "Fire Hazard Severity Form" (Appendix C).
 - b) Statement of conformance signed by the architect.
 - c) Any applicable alterations to comply the WUI code.
5. Provide a temporary address marker at the building site during construction.

Weber County Building Inspection Department: The Building Inspection Office has granted conditional approval based on the following items being completed:

1. The Engineer of record for the dwelling needs to provide a letter stating he has reviewed the geological and geo technical reports and is satisfied on his design.
2. The Geo Tech has required a site visit before footings are to be placed please provide a report at the footing inspection.

Weber-Morgan Health Department: The Health Department has given the following comments regarding this application:

All Letters-of-Feasibility previously issued for this property have expired. A file review and rule changes require the property to demonstrate 20,000 square feet of contiguous buildable area with slope less than 25 percent. Upon demonstration that this requirement can be met, the health department can issue a current Letter-of-Feasibility.

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 developing Lot 26 according to approved plans and in compliance with the geologic and geotechnical investigation reports which outline specific recommendations for the site development.

Planning Division Findings

Based on site inspections and review agency comments, the Planning Division Staff is recommending approval subject to the following conditions:

1. The applicant must provide a revised site plan, showing that the building will meet zoning setbacks.
2. The applicant will be required to provide an updated/ approved feasibility letter from the Weber-Morgan Health Department.
3. Development of the lot must comply with the recommendations outlined in the geologic and geotechnical reports that were provided with the application.

The recommendation for approval is based on the following findings:

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. As a condition it is understood, by the applicant and his geo-technical engineer and geologist, that if any geologic hazards are revealed during the excavation and construction phase of the dwelling, work on Lot 26 will cease pending the development of appropriate mitigation measures and subsequent approval by the County and the County's contracted geo-technical and/or geological consultant.

Administrative Approval

Administrative approval of Lot 26, R Moore Hillside Review (HR#2017-01), 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: 8/28/17



Rick Grover
Weber County Planning Director

Exhibits

- A. Approved Plans
- B. Geotechnical Investigation Report
- C. Geologic Report

Map 1

