



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

Weber County Planning Division

## Synopsis

### Application Information

**Application Request:** Consideration and action on a request to approve a Hillside Review for the Eisenberg Residence on Lot 71-R of Summit Eden Phase 1C.

**Applicant:** Michael Eisenberg

**File Number:** HSR 2018-01

### Property Information

**Approximate Address:** 8488 E Spring Park Rd, Eden

**Project Area:** 0.06 acres

**Zoning:** DRR-1

**Existing Land Use:** Vacant

**Proposed Land Use:** Single Family Residence

**Parcel ID:** 23-130-0038

**Township, Range, Section:** 7N 2E Sec 8

### Adjacent Land Use

**North:** Vacant Residential

**South:** Vacant Residential

**East:** Vacant Residential

**West:** Vacant Residential

### Staff Information

**Report Presenter:** Steve Burton  
[sburton@co.weber.ut.us](mailto:sburton@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 108 (Standards) Chapter 22 (Natural Hazards Areas)

## Background

The subject lot is located in Summit Eden Phase 1C which was recorded with the Weber County Recorder's office on January 27, 2014. 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) Title 108 Chapter 14.

IGES has performed the geotechnical report and the geologic hazards investigation. Information related to the construction of the dwelling as outlined in the geologic and geotechnical reports, 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. Engineered Plans.
2. Geotechnical Investigation and Geologic Hazards Report (see Exhibit A).
3. 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.
4. Landscaping 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 granted approval on April 12, 2018. The approval is subject to

the following comments as conditions of approval:

1. Ensure that an IGES engineering geologist or a geotechnical engineer observes the foundation excavation.
2. Grade the property to carry water away from the foundation. No landscape watering will be allowed.
3. Follow all other recommendations given in the IGES report.

Weber Fire District: The Fire District granted an approval on April 16, 2018 subject to the following conditions:

1. A residential suppression system is required.
2. Adherence to both specific and general comments from the full Fire District review.

Weber County Building Inspection Department: The Building Official, on April 13, 2018, completed an initial review of this project and will require the following items be addressed.

1. The Engineer of record will need to provide a letter acknowledging the study and he has addressed any changes to the plan.
2. A Geo Tech will need to be on site to approve the soils prior to placement of the footings. Please provide a copy of the findings at the footing inspection.

Weber-Morgan Health Department: The Health Department has verified that that they will not impose any requirements or conditions for this application due to the proposed residence connecting to the Powder Mountain Water and Sewer District for culinary and wastewater services.

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 71-R according to approved plans and in compliance with the geologic and geotechnical investigation reports performed by IGES, dated August 30, 2017 as project number 02565-001 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. 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. The applicant shall provide the UPDES Permit and SWPPP with the building permit application.
3. The landscaping shall be non-irrigated, natural vegetation, as shown on the landscaping plan.

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 71-R 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 71-R, Michael Eisenberg Hillside Review (HSR2018-01), 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: 4/25/18



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Rick Grover  
Weber County Planning Director

**Exhibits**

- A. Approved Plans
- B. Geotechnical Investigation and Geologic Hazards Report
- C. Landscaping Plan



Map 1

