



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 Buttgenbach Residence on Lot 143-R of Summit Eden Phase 1C Amendment 6.
Applicant: Thomas Buttgenbach
File Number: HSR 2018-02

Property Information

Approximate Address: 8645 E Copper Crest, Eden
Project Area: 0.579 acres
Zoning: DRR-1
Existing Land Use: Vacant
Proposed Land Use: Single Family Residence
Parcel ID: 23-130-0009
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
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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 (143-R) is located in Summit Eden Phase 1C Amendment 6 which was recorded with the Weber County Recorder's office on April 25, 2018. 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 May 4, 2018. The approval is subject to the following comments as conditions of approval:

1. A representative from IGES needs to evaluate the foundation excavation for the suitability of the soils.
2. A foundation drain must be installed to carry groundwater from the home.
3. All surface drainage needs to be graded away from the home.
4. If any existing drainages are affected and are still protecting the property, it must be replaced or upgraded.

Weber Fire District: The Fire District granted an approval on May 3, 2018 subject to the following conditions:

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

Weber County Building Inspection Department: As a condition of Design Review approval, the requirements of the Building Division must be complied with prior to issuance of a building permit for the proposed dwelling.

Weber-Morqan 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 143-R according to approved plans and in compliance with the geologic and geotechnical investigation reports performed by IGES, dated March 19, 2018 as project number 02732-001 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 irrigation of proposed natural landscaping shall not include a drip irrigation system or any system other than manually watering plants until established.
4. 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 143-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.

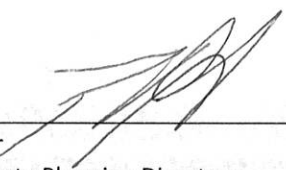
The recommendation for approval is based on the following findings:

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.

Administrative Approval

Administrative approval of Lot 143-R, Thomas Buttgenbach Hillside Review (HSR2018-02), 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: May 23, 2018



Rick Grover
Weber County Planning Director

Exhibits

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

Map 1

