



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 Passageland LLC Residence on Lot 14-R of Summit Eden Phase 1A.

Applicant: Amy Dee

File Number: HSR 2018-03

Property Information

Approximate Address: 7719 E Horizon Run, Eden

Project Area: 4.28 acres

Zoning: DRR-1

Existing Land Use: Vacant

Proposed Land Use: Single Family Residence

Parcel ID: 23-128-0009

Township, Range, Section: 7N 2E Sec 6

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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801-399-8766

Report Reviewer: RG

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 (14-R) is located in Summit Eden Phase 1A 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 B).
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 June 28, 2018. The approval is subject to the following comments as conditions of approval:

All the recommendations of the geotechnical report must be followed including the following:

- *An engineering geologist shall inspect the excavation for the house to ensure the suitability of the soils.*
- *The house shall stay in the location presently shown in the submitted house plan.*
- *Storm water shall be diverted around the house and away from the site.*
- *If there are cracks or creeping in the soil, consult the engineering geologist.*

Weber Fire District: The Fire District granted an approval on June 19, 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: The Building Inspection Department granted approval on June 26, 2018. The approval is subject to the following comments as conditions of approval:

1. *Provide a copy of a letter from the engineer stating that he has reviewed the Geological report and has addressed any concerns.*
2. *A geotech engineer must see the excavation and any recommendations must be followed.*
3. *A letter from the geotech engineer approving the soils will need to provide at the footing inspection.*

Weber-Morgan Health Department: The Health Department 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 14-R according to approved plans and in compliance with the geologic and geotechnical investigation reports performed by IGES, dated March 8, 2018 as project number 02693-001 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 14-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 14-R, Passageland LLC Hillside Review (HSR2018-03), 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: 7/2/18



Rick Grover
Weber County Planning Director

Exhibits

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

Map 1

