



Staff Report for Administrative Approval – Hillside Review

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a request to approve a Hillside Review for the Rypien Residence on Lots 6-9 of The Hermitage Development in Ogden Canyon.
Applicant: Mike Rypien
File Number: HSR 2018-06

Property Information

Approximate Address: 576 Ogden Canyon Road
Project Area: 1.16 Acres, 50,529.6 sq. ft.
Zoning: FR-1
Existing Land Use: Vacant
Proposed Land Use: Single Family Residence
Parcel ID: 20-032-0002
Township, Range, Section: 6N 1E Sec 18

Adjacent Land Use

North:	Forest	South:	Forest
East:	Forest/Residential	West:	Forest/Residential

Staff Information

Report Presenter: Felix Lleverino
fleverino@webercountyutah.gov
801-399-8767
Report Reviewer: RG

Applicable Ordinances

- Title 108 (Standards) Chapter 14 (Hillside Development Review)
- Title 108 (Standards) Chapter 22 (Natural Hazards Areas)

Background

The subject lots (6-9) is located in The Hermitage Development which was recorded with the Weber County Recorder's office on March 11, 1919. 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 Geologic Hazards Evaluation and Preliminary Geotechnical Investigation for the entire Rypien property in the Hermitage Development (Block 12) in Ogden Canyon. 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.

The site plan and landscape plan in exhibits B and C indicate that the home location will comply with the FR-1 minimum yard setbacks. This property will access from Ogden Canyon Road which is a UDOT Road. Weber County Engineering Department has been in communication with the UDOT concerning the need to dedicate an area to UDOT for the Ogden Canyon Right-of-way widening. An additional 12-feet will be requested from the Rypien property, which will, in turn, require that Mr. Rypien go before the Board of Adjustment to request a variance to the minimum front yard setback.

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
4. Site Plan
5. Septic System 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 August 15, 2018. The approval is subject to the following comments as conditions of approval:

- *"Follow the recommendations of the Geologic Hazards Evaluation and Preliminary Geotechnical Investigation dated July 27, 2009, performed by IGES"*
- *Also follow the recommendations from the Letter dated July 19, 2018, from IGES."*

Weber Fire District: The Fire District has required that a written response be included that address the following requirements:

- *"This property needs to be properly addressed."*
- *This property also needs to be passed off by the building department as acceptable structural design so there are predictable fire behavior standards.*
- *Review fee \$50.00 and Impact of \$328.15."*

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

- *The Engineer of record will need to provide a letter acknowledging the study and he has addressed any changes to the plan.*
- *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 composed a letter outlining all the requirements that the applicant must show compliance with for the placement of an on-site wastewater plan. The owner has submitted a septic plan that does not address the HD requirements. The Hillside Review section of Weber County Land Use Code does not require approval from the Health Department. The owner is aware that in order for Weber County to issue a building permit for a home on this property, the Weber-Morgan Health Department must approve the septic plan and provide the owner with a feasibility letter. This septic plan requirement has been added as a condition of approval.

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 planned rock fall mitigation measures and following the recommendations stated within the IGES geotechnical investigation dated July 27, 2009.

Planning Division Findings

After visiting the site and gathering approval from all County reviewing 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. It is recommended that IGES inspect the bottom of the foundation excavations prior to placement of structural fill to identify unsuitable soils.
3. The owner shall submit an approved septic system feasibility letter from the Health Department at the time of building permit application.
4. The owner shall submit an access permit from UDOT at the time of building permit application.
5. The owner shall obtain a variance to the minimum front yard setback from the Board of Adjustment prior to applying for a building permit.

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 Lots 6-9 of The Hermitage Development in Ogden Canyon (HSR2018-06), 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: 1/2/19



Rick Grover

Weber County Planning Director

Exhibits

- A. Engineered Home Plans
- B. Site plan
- C. Landscape plan
- D. Site Photos

Map 1



GENERAL NOTES:

1. VERIFY THE LOCATION OF ALL UTILITIES AND STRUCTURES IN THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
3. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED.
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9. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

MEMBER NOTES:

1. ALL MEMBER END JOINTS SHALL BE FULLY DEVELOPED JOINTS UNLESS OTHERWISE SPECIFIED.
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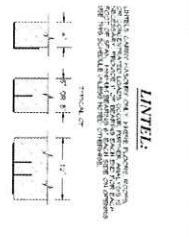
FOOTINGS, FOUNDATIONS AND SLAB ON GRADE NOTES:

1. ALL FOOTINGS AND FOUNDATIONS SHALL BE FULLY DEVELOPED UNLESS OTHERWISE SPECIFIED.
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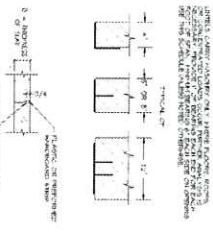
CONCRETE NOTES:

1. ALL CONCRETE SHALL BE FULLY CURED AND PROTECTED FROM DAMAGE.
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SLAB ON GRADE CONTROL JOINTS



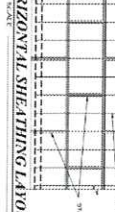
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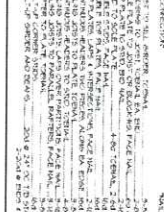
SAWED OR PREMOULDED CONSTRUCTION JOINT



BUTT JOINT CONSTRUCTION JOINT



HORIZONTAL SHEATHING LAYOUT



MINIMUM NAILING SCHEDULE

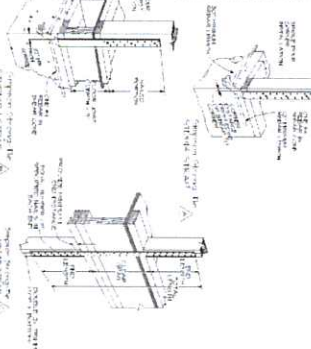
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STEEL INTEL SCHEDULE

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HOLDDOWN X & STRAP SCHEDULE

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DESIGN CRITERIA

STANDARD OCCUPANCY

MEMBER	DESIGN CRITERIA
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SHEATHING SCHEDULE

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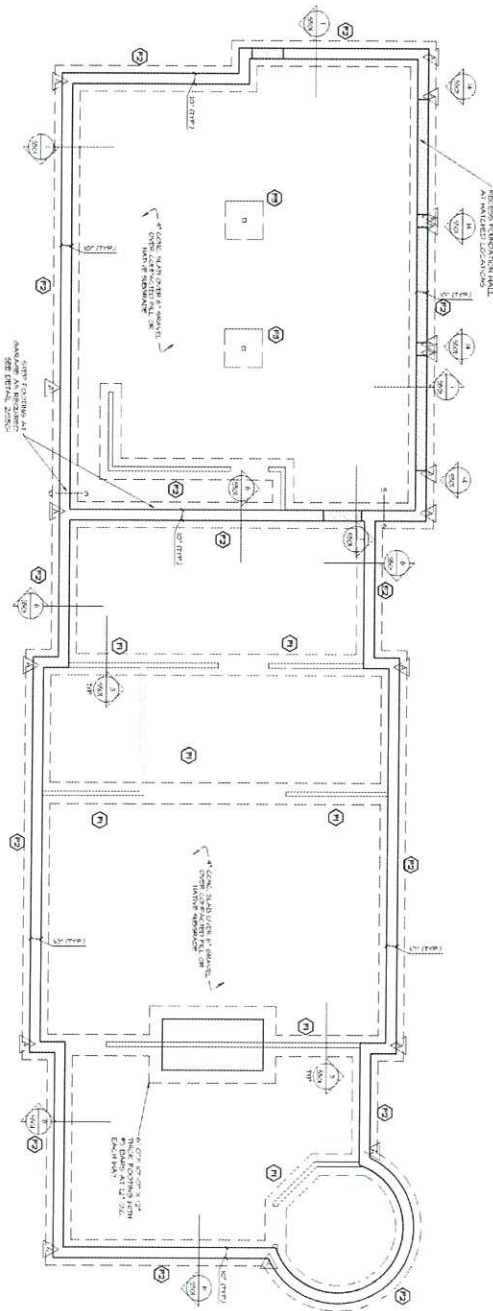
MIKE RYPIEN RESIDENCE
627 OGDEN CANYON
OGDEN, UTAH

SILVERPEAK ENGINEERING
177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065

STRUCTURAL CIVIL SURVEY DESIGN

DRIFT NUMBER 5001

FOOTING SCHEDULE										
MODEL	DEPTH	SPACING	NO.	CONCRETE	REINFORCING	LENGTH	PERIMETER	NO.	AREA	PERIMETER
1	1'-0"	12" x 12"	1	4000	4#4	100'-0"	100'-0"	1	100'-0"	100'-0"
2	2'-0"	12" x 12"	1	4000	4#4	100'-0"	100'-0"	1	100'-0"	100'-0"
3	3'-0"	12" x 12"	1	4000	4#4	100'-0"	100'-0"	1	100'-0"	100'-0"



CONCRETE WALL SCHEDULE			
WALL	THICKNESS	HEIGHT	REINFORCING
1	12"	8'-0"	4#4 @ 12" O.C.
2	12"	8'-0"	4#4 @ 12" O.C.
3	12"	8'-0"	4#4 @ 12" O.C.
4	12"	8'-0"	4#4 @ 12" O.C.
5	12"	8'-0"	4#4 @ 12" O.C.
6	12"	8'-0"	4#4 @ 12" O.C.
7	12"	8'-0"	4#4 @ 12" O.C.
8	12"	8'-0"	4#4 @ 12" O.C.
9	12"	8'-0"	4#4 @ 12" O.C.
10	12"	8'-0"	4#4 @ 12" O.C.

NOTES: 1. CONCRETE SHALL BE 4000 PSI WITH 4#4 REINFORCING. 2. WALLS SHALL BE 12" THICK. 3. WALLS SHALL BE 8'-0" HIGH. 4. WALLS SHALL BE FINISHED WITH 1/2" GYP. 5. WALLS SHALL BE FINISHED WITH 1/2" GYP. 6. WALLS SHALL BE FINISHED WITH 1/2" GYP. 7. WALLS SHALL BE FINISHED WITH 1/2" GYP. 8. WALLS SHALL BE FINISHED WITH 1/2" GYP. 9. WALLS SHALL BE FINISHED WITH 1/2" GYP. 10. WALLS SHALL BE FINISHED WITH 1/2" GYP.

FOOTING / FOUNDATION PLAN

1

SHEET NUMBER: S101

SILVERPEAK
ENGINEERING

DATE: 11/15/2011
DRAWN BY: JHL
CHECKED BY: JHL
REVISIONS:

MIKE RYPIEN RESIDENCE
627 OGDEN CANYON
OGDEN, UTAH

SILVERPEAK
ENGINEERING

177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065



FLOOR SHEETING NOTES:

1. FLOOR SHEET TYPE SHALL BE 3/4" THICK LAMINATED PLYWOOD OR EQUIVALENT WITH A MINIMUM OF 4 PLYS. ALL JOINTS SHALL BE STITCHED TOGETHER TO PREVENT DELAMINATION.
2. BOARD JOINTS SHALL BE STITCHED TOGETHER TO PREVENT DELAMINATION.
3. ALL JOINTS SHALL BE STITCHED TOGETHER TO PREVENT DELAMINATION.
4. PROVIDE SOLID BLOCKS AT ALL POINTS UNDER FLOORING.

GENERAL FRAMING NOTES:

1. ALL JOINTS SHALL BE STITCHED TOGETHER TO PREVENT DELAMINATION.
2. USE THE MINIMUM SIZE.
3. CONNECT 4x4'S AND BRACKETS TO BEARERS WITH BOLTS OF MINIMUM 3/4" DIA. USE 1/2" DIA. WASHERS AND 1/2" DIA. NUTS.
4. LAMINATE ALL JOINTS UNDER DOWN TO ROOMS OR FLOORING WALL.
5. PROVIDE SOLID BLOCKS OR SOLID BLOCKS AT JOINTS UNDER ALL JOINTS.
6. ALL JOINTS SHALL BE STITCHED TOGETHER TO PREVENT DELAMINATION.

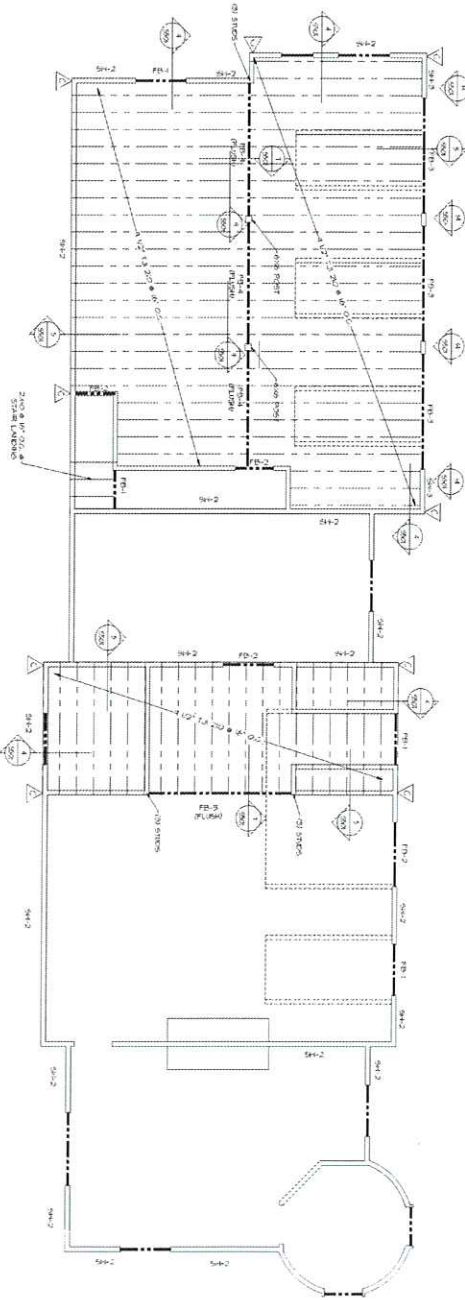
FLOOR BEAM SCHEDULE:

FB-1	2x12
FB-2	2x12
FB-3	2x12
FB-4	2x12



NOTE: ALL BEAMS SHALL BE SPACED PER STRUCTURAL REQUIREMENTS.

WALL TYPE LEGEND:

---	REINFORCED CONCRETE FOUNDATION WALL
---	INDICATES CONCRETE FOUNDATION WALL
---	INDICATES MASONRY FOUNDATION WALL



UPPER FLOOR FRAMING PLAN
SCALE: 1/8" = 1'-0"

	<p>MIKE RYPIEN RESIDENCE 627 OGDEN CANYON OGDEN, UTAH</p>	<p>177 E. ANTELOPE DR. STE. B LAYTON, UT 84041 PHONE: (801) 499-5054 FAX: (801) 499-5065</p>	
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UPPER FLOOR FRAMING PLAN
SHEET NUMBER: 5111

SYMBOL LEGEND	
(Symbol)	SHEAR WALL
(Symbol)	ROOF TRUSS
(Symbol)	WALL TYPE

WALL TYPE LEGEND	
(Symbol)	INDICATES CONCRETE FOUNDATION WALL
(Symbol)	INDICATES STUD BRACING WALL
(Symbol)	INDICATES NON-LOAD BEARING WALL

ROOF BEAM SCHEDULE	
WB1	C21 SHS
WB2	C21 SHS
WB3	C21 SHS
WB4	C21 SHS

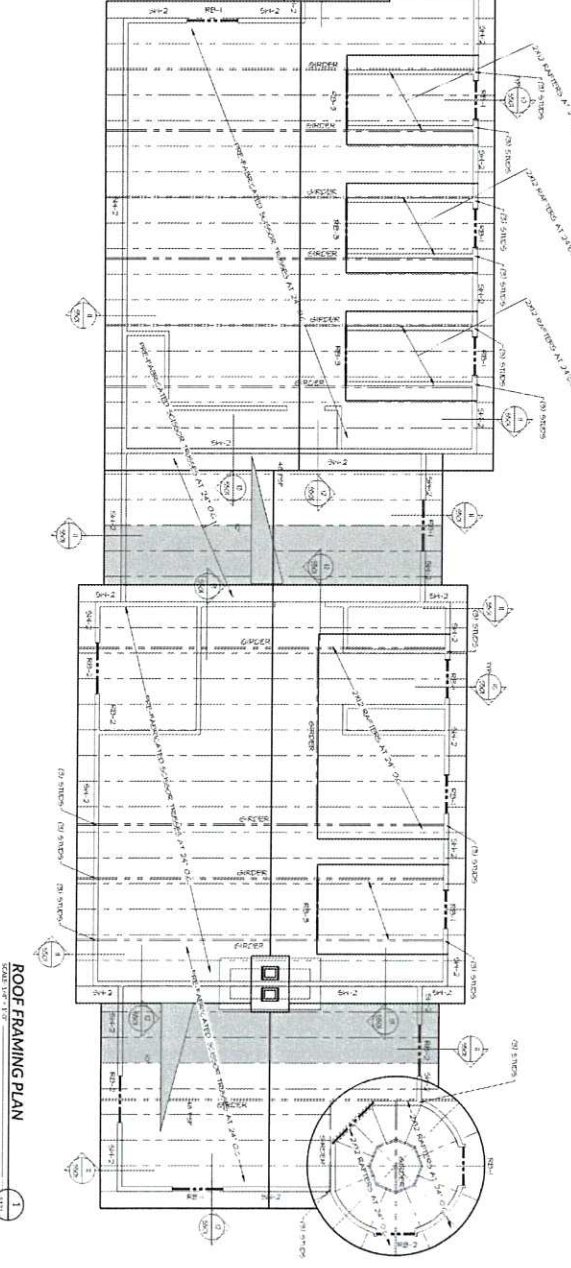
NOTE: SEE PLAN, SECTION FOR TYPICAL MEMBER CONNECTIONS.

- ROOF SHEATHING NOTES:**
- ROOF SHEATHING SHALL BE 1/2" OSB BOARD OVER 1/4" GYPSUM BOARD OVER 1/2" INSULATION OR 5/8" OSB BOARD OVER 1/4" GYPSUM BOARD OVER 1/2" INSULATION OVER 1/2" INSULATION. PROVIDE 1/4" GAP BETWEEN ALL PANELS.
 - ROOF JOISTS SHALL BE ALL BRACING MEMBERS.

- ROOF TRUSS NOTES:**
- TRUSSES SHALL BE PROVIDED FOR ALL ROOF LOADS.
 - TRUSS BRACING TO BE PERFORMED TO ALL TRUSSES TO BE PROVIDED TO RESIST LATERAL-TORSIONAL BUCKLING. PROVIDE PER AND CHECK TRUSS TO SATISFY LOAD REQUIREMENTS.
 - MEMBER SIZE SHALL BE DETERMINED BY MEMBER SIZE, SUPPORT CALCULATIONS AND MEMBER BRACING PER AISC.

- GENERAL ROOF FRAMING NOTES:**
- SEE EXISTING FLOOR PLAN FOR ALL BEAMS FOR ALL STEEL LAYOUT.
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- SHEAR WALL NOTES:**
- ALL SHEAR WALLS SHALL BE CONCRETE WITH REINFORCEMENT AS SHOWN ON THIS PLAN.
 - REINFORCEMENT SHALL BE PROVIDED AS SHOWN ON THIS PLAN.
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ROOF FRAMING PLAN
Scale 1/8" = 1'-0"

SILVER PEAK
 ENGINEERING
 177 E. ANTELOPE DR. STE. B
 LAYTON, UT 84041
 PHONE: (801) 499-5054
 FAX: (801) 499-5065

MIKE RYPIEN RESIDENCE
627 OGDEN CANYON
OGDEN, UTAH

SHEET NUMBER:
S121



NOT TO SCALE UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE NOTED. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE NOTED.

ROOF JOIST CONNECTIONS

1501

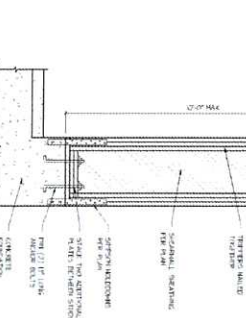
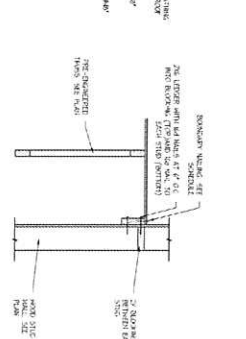
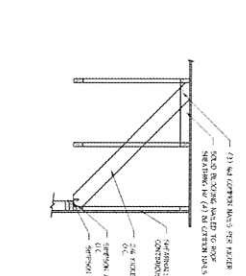
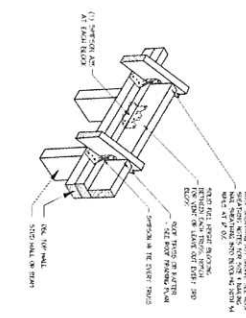
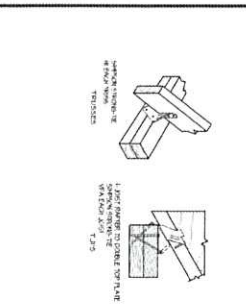
ROOF FRAMING CONNECTION DETAIL

GABLE END DETAIL

SHEAR TRANSFER DETAIL

GARAGE RETURN DETAIL

SHEET NUMBER
5501



FOUNDATION WALL DETAIL

1502

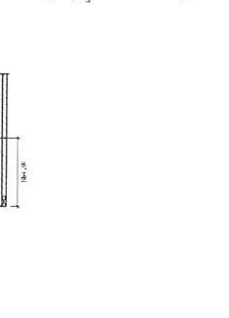
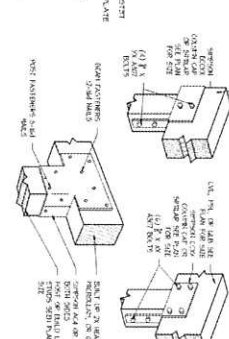
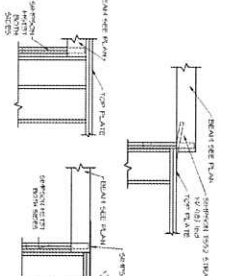
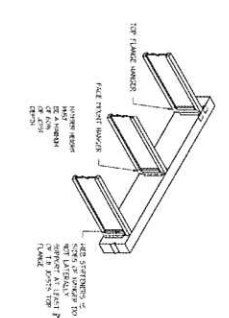
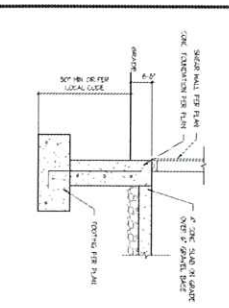
FLUSH BEAM CONNECTION DETAIL

BEAM CONNECTIONS

TYPICAL BEAM CONNECTIONS DETAIL

WOOD JOIST DETAIL

SHEET NUMBER
5502



GARAGE FOUNDATION DETAIL

1503

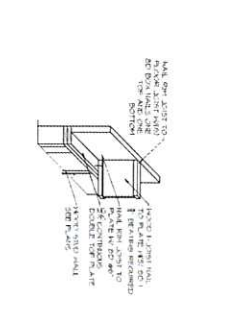
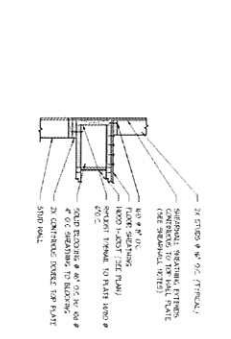
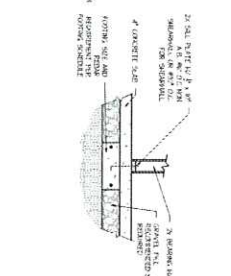
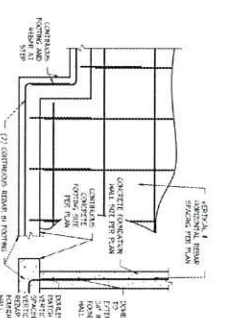
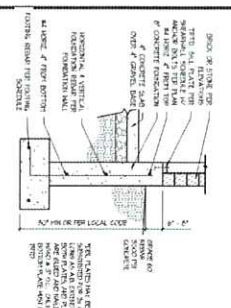
FOOTING STEP DETAIL

INTERIOR FOOTING DETAIL

WOOD JOIST DETAIL

WOOD JOIST DETAIL

SHEET NUMBER
5503



SILVERPEAK ENGINEERING

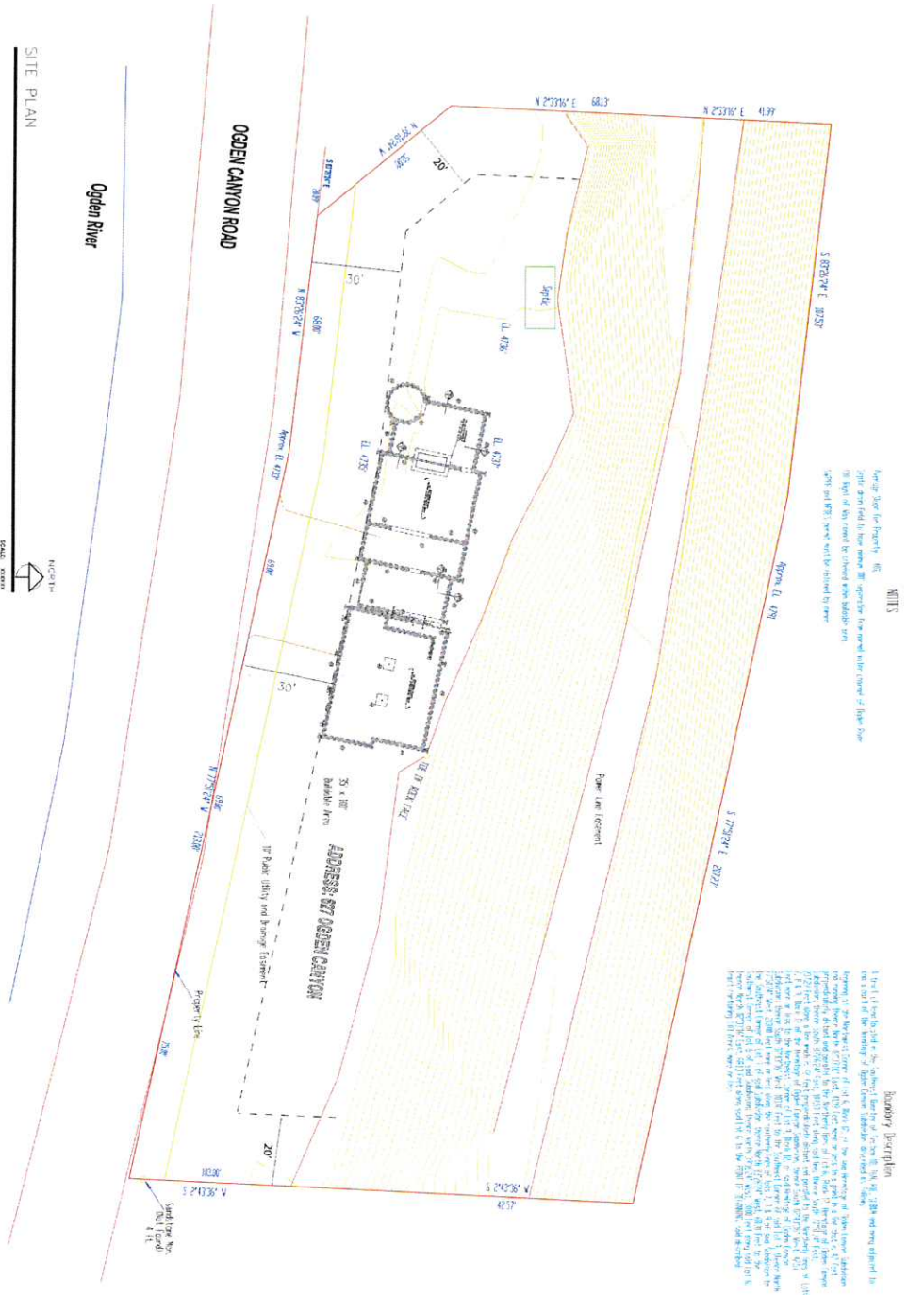
OWNER: JIM RYPIEN
PROJECT: MIKE RYPIEN RESIDENCE
DRAWN BY: J.M.L.
REVISIONS:

MIKE RYPIEN RESIDENCE
627 OGDEN CANYON
OGDEN, UTAH

SILVERPEAK ENGINEERING

177 E. ANTELOPE DR. STE. B
LAYTON, UT 84041
PHONE: (801) 499-5054
FAX: (801) 499-5065





MISCELLANEOUS NOTES

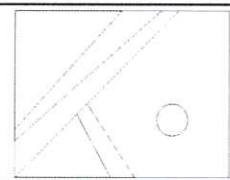
1. All lot lines shown are based on the plat of the subdivision and are not to be construed as a warranty of accuracy. The plat is the authoritative source for all boundary information.

2. The owner of this lot is responsible for obtaining all necessary permits for any proposed construction or other activity on this lot.

3. The owner of this lot is responsible for obtaining all necessary easements for any proposed construction or other activity on this lot.

Boundary Description

The boundary of this lot is described as follows: On the north, the boundary of the lot is the boundary of the subdivision, as shown on the plat of the subdivision, and is described as follows: On the east, the boundary of the lot is the boundary of the subdivision, as shown on the plat of the subdivision, and is described as follows: On the south, the boundary of the lot is the boundary of the subdivision, as shown on the plat of the subdivision, and is described as follows: On the west, the boundary of the lot is the boundary of the subdivision, as shown on the plat of the subdivision, and is described as follows:



RYPCORD SUBDIVISION
 MIKE RYPIEN RESIDENCE
 627 Ogden Canyon, Ogden, UT
 Weber County

Drawn by
 J. REDDEN
 Date
 MAY 2007
 Sheet
 A | of 1



NOTES

1. See site plan for location of all trees and shrubs to be planted. All trees and shrubs to be planted shall be of the same size and species as shown on the plan.

Boundary Description

A portion of the boundary of the Rypcord Subdivision, Section 21, Township 35N, Range 12E, is shown on the plan. The boundary of the Rypcord Subdivision is shown on the plan. The boundary of the Rypcord Subdivision is shown on the plan.

LANDSCAPE PLAN

0' 5' 10' 20' 50' 100'

SCALE: 1" = 20'

RYPCORD SUBDIVISION
 MIKE RYPIEN RESIDENCE
 627 Ogden Canyon, Ogden, UT
 Weber County

Drawn by
 J. REDEEN
 Date
 MAY 2007
 Sheet
 A 1 of 1

