



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 Kingsbury residence located on Lot 86R in the Summit Eden Phase 1C.

Applicant: Blake Kingsbury

Authorized Representative: Pamela Russell

File Number: HSR 2019-04

Property Information

Approximate Address: 8549 E Spring Park Road

Project Area: 0.11 acres

Zoning: DRR-1

Existing Land Use: Vacant

Proposed Land Use: Single Family Residence

Parcel ID: 23-130-0053

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

Adjacent Land Use

North:	Resort	South:	Resort
East:	Resort	West:	Resort

Staff Information

Report Presenter: Scott Perkes
sperkes@webercountyutah.gov
801-399-8772

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 is described as *All of Lot 86R, Summit Eden Phase 1C*. The subdivision was approved by the Weber County Commission on January 21, 2014 and was recorded with the Weber County Recorder's office on January 27, 2014 as entry# 2672945. The subject property has been identified as having an average slope in excess of 25%; therefore, the lot has been identified with an "R" which mandates a Hillside Review per the Uniform Land Use Code of Weber County (LUC) Title 108 Chapter 14, prior to the issuance of a land use and building permit.

IGES has performed the required geologic and geotechnical investigation, as required in LUC Title 108 Chapter 22, 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 including a site plan, landscape plan, grading plan, and the geologic/geotechnical report, have been distributed to the Hillside Review Board for comment. The plans have been reviewed and approved and/or conditionally approved by all applicable review agencies.

Planning Division Review

The Planning Division Staff has determined that 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. Proposed Building Plans including site plan, grading plan and landscape plan (see Exhibit A)
2. Geotechnical and Geologic Investigation Report (see Exhibit B)
3. Storm water Pollution Prevention Plan (See Building Permit Application Packet for SWPPP)

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 November 8, 2019. The approval is subject to the applicant following condition:

1. Approval is conditional upon the submittal of a Notice of Intent or "NOI."

Weber Fire District: The Fire district has granted approval on October 8, 2019 subject to the following:

1. I believe the hydrants are installed on this road but if not one will be required within 500'. This house will need to have a home suppression system installed and builder can send me deferred submittals at dreed@weberfd.com.

Weber County Building Inspection Department: The Building Inspection Office will need to review the building plans prior to the issuance of a building permit.

Weber-Morgan Health Department:

This property should be serviced by a sewer district, it has not been evaluated for an individual onsite wastewater system. As such our office was not required to sign off on the Final Mylar for this subdivision. Please ensure that during the SFD building permit process a will serve letter is reviewed from the sewer district.

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 strictly adhering to the recommendations outlined in the geologic and geotechnical investigation report dated July 1, 2019 provided by IGES (IGES Project No. 03091-001) including the following recommendations:

1. Because landslide deposits are noted near the property, an IGES engineering geologist or geotechnical engineer should observe the foundation excavation to assess the absence (or presence) of landslide-induced shearing.
2. Effort should be made to limit the introduction of water into the subsurface near the proposed residence. Appropriate grading and drainage away from the home and xeriscape or natural landscaping will assist in reducing the risk of land sliding.

Planning Division Recommendations

Based on site inspections and review agency comments, the Planning Division Staff has determined that it is necessary to impose additional requirements and conditions as part of approving HSR 2019-04. The recommendation for approval is subject to adherence to all review agencies conditions and based on the following conditions:

1. As a condition it is understood, by the applicant, the geo-technical engineer and engineering geologist that if any geologic hazards are revealed during the excavation and construction phase of the dwelling, work on Lot 86R in the Summit Eden Phase 1C will cease pending the development of appropriate mitigation measures and subsequent approval by the County.
2. Per the recommendation of IGES, and as depicted in the submitted landscaping plan, no irrigation system shall be employed. As such, landscaping should be maintained as natural or xeriscape.
3. A Utah Pollution Discharge Elimination System (UPDES) Permit will need to be provided prior to issuance of a building permit.

The recommendation is based on the following findings:

1. The application was submitted and with the required conditions, 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.
5. The Planning Division Staff has determined that the proposed improvements have been sited within the required setbacks for the DRR-1 zone with the exception of the driveway and retaining wall(s).

Administrative Approval

Administrative approval of Lot 86R in the Summit Eden Phase 1C Hillside Review (HRS 2019-04) 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 recommendations, conditions and findings listed in this staff report.

Date of Administrative Approval: 11/21/19


Rick Grover
Weber County Planning Director

Exhibits

- A. Proposed Building Plans including site plan, grading plan and landscape plan
- B. Geotechnical and Geologic Hazard Investigation Report

Map 1

