



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on an administrative application for final approval of the Aadland Hillside Review.

Type of Decision: Administrative

Agenda Date: Tuesday, November 05, 2019

Applicant: Randy Aadland, owner

File Number: UVG 092019

Property Information

Approximate Address: 1088 Maple St., Eden, UT

Project Area: 4.75 Acres

Zoning: Forest (F-5) Zone

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 21-082-0002

Township, Range, Section: T6N, R2E, Section 9

Adjacent Land Use

North: Residential	South: Residential
East: Residential	West: Residential

Staff Information

Report Presenter: Felix Lleverino
fleverino@co.weber.ut.us
801-399-8767

Report Reviewer: RG

Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 108 (Standards) Chapter 18 (Drinking Water Source Protection)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

Background and Summary

The applicant is requesting approval of a Hillside Review for lot 107 of Green Hills Country Estates Phase 6, a cluster type development. This property slopes down to the west and overlooks the Ogden Valley. Ground cover consists of common grasses, weeds, and sagebrush. Sole access to the lot is from a private road called Maple Drive.

Based on the Weber County geologic map, this parcel is located within a Natural Hazards Study Area. In order to determine the type and severity of hazards that may exist, the applicant has contracted with Christensen Geotechnical and GCS Geoscience. The associated reports are available for review at the Weber County Planning Office.

Lot 107 of Green Hills Country Estates Phase 6 is located within a Natural Hazard Study Area. The Geologic Hazard Reconnaissance prepared by GCS Geoscience provided some valuable information into what type hazards exist within lot 107 as well as the average slope of the property. The results indicate an average slope of 24.9% within the buildable area, and for the overall 4.72-acre parcel the slope averaged 32.7%. Page 5 of the Geologic Reconnaissance states that the risk of landslide activation due to cuts and fills are possibly near-threshold conditions. Page 8 of the report states that the proposed building area identified in this report is not adversely exposed to the geological hazards specified in section 108-22 Natural Hazard Areas. Lot 107 of Green Hills Country Estates Phase 6 1st Amendment will not need to label as an "R" lot. Mr. Aadland, the owner, has also applied for a Hillside Review to address development of the home site and the traversing driveway. The Geotechnical Investigation assessed the subsurface conditions and provided recommendations for general site grading and construction of the floor slab and foundation. An addendum to the Geotechnical Investigation by Christensen Geotechnical

includes the profiles of three retaining walls that will be built near the house. Excavations and grading will also be made with a traversing driveway from Maple Driveway up to the homesite.

The following section is staff's review of the hillside review requirements of Weber County Land Use Code 108-14 Hillside Development Review Procedure and Standards.

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 (a native seed mix will be distributed over areas that are disturbed, the entire landscape area will remain un-irrigated natural vegetation).
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 has posted comments granted approval on August 15, 2018. The approval is subject to the following comments as conditions of approval:

1. *Follow the recommendations of the Geologist Site Reconnaissance and Review performed by GCS Geoscience dated September 11, 2017.*
2. *Follow the recommendations of the Geotechnical Investigation prepared by Christensen Geotechnical dated August 10, 2019*
3. *Follow the recommendations of the Addendum to Geotechnical Investigation performed by Christensen Geotechnical dated August 7, 2019.*
4. *The retaining walls constructed on-site need to be engineered. Please submit those designs, be sure to include the recommendations from the report.*
5. *Before final approval of the home for C of O, I will need a letter from the Geotechnical Engineer and the Engineer who designs the retaining wall stating that the home and retaining walls were constructed according to their recommendations and design.*

Weber Fire District: All questions and comments from the Weber County Fire District must be addressed as stated as a condition of approval.

Weber County Building Inspection Department: All questions and comments from the Weber County Building Inspection Department must be addressed as stated as a condition of approval.

Weber-Morgan Health Department: The Green Hills Development utilizes a community septic system. Each lot within this development shall construct a temporary septic holding tank that releases into the community system and drain field. Mr. Aadland must obtain a septic permit for the placement of the temporary holding tank.

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 recommendations of the geologic and geotechnical studies.

Planning Division Findings

After visiting the site and gathering input from the applicable County review 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. All questions and comments from the Weber Fire District shall be addressed.
3. All questions and comments from the Weber County Building Inspection Department shall be addressed.
4. The applicant must obtain a septic permit from the Weber-Morgan Health Department.

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 a Hillside Review for Lot 107 of Green Hills Country Estates Phase 6 (HSR2019-03), 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: _____

11/5/19

Rick Grover

Weber County Planning Director

Exhibits

- A. Geologic Reconnaissance
- B. Geotechnical Study
- C. Addendum to Geotechnical Investigation

Area Map

