

Hillside Review Notice of Approval

Hillside Review Case Number: HSR 2013-01
Applicant: Steven and Ashley Fronk, owners
Date Submitted: April 04, 2013
Land Serial Number: 07-723-0013
Approximate Address: 2716 Bybee Drive Ogden, Utah 84403
Planning Division Staff Review: Iris Hennon

Background

The parcel of land which is subject to this Hillside Review is located in Cedar Cove Estates 3rd Amendment Lot 13AR. This lot contains little or no vegetation other than a few trees in the northeast corner of the lot. The lot has less than two (2) percent grades for approximately ninety (90) feet east of the road. The lot then slopes uphill and to the east at approximate grades ranging from 1'H:1'V (Horizontal:Vertical) to 1'V:6'H with an approximate change in elevation of 123 feet across the property. The soil type is a poorly graded sand with silt and gravel which appears to be very loose. The geotechnical study points out that should slope movements or even failure can occur if the slope is undermined or the slope soils become saturated. The report recommends that surface water should be directed away from the top and bottom of the slope, it should be vegetated with drought resistant plants, and sprinklers should not be placed on the face of the slope. Due to the slopes and sensitive geological areas associated with this parcel, it was determined that a Hillside Review would be required.

The applicant submitted an application for Hillside Review on April 4 2013. The landscape plan is consistent with the ordinance and the lot will be maintained this lot in its natural state on the slope portion with natural grasses and foliage and a decorative rock wall. As agency reviews came back, additional information was requested of the applicant. The applicant submitted the information as requested by the Engineering Division on May 10, 2013. This information has been reviewed and the Engineering Division has given clearance to proceed with this project.

Planning Division Review

- **Are the applicable requirements of the Weber County Zoning Ordinance (Chapter 36B) complete?**

As part of the application review and agency review process, staff has determined that the requirements of the Weber County Code of Ordinances, Land Use Code, Title 108 Chapter 14 (Hillside Review) have been complied with and are complete. The following items are required in Chapter 14 Section 4 Procedure:

1. Detailed engineering plans and profiles for retaining wall, cuts, filling and/or excavating of land (Exhibit A).
2. Site plan with contours (Exhibit A).
3. Cross sections of improvements.
4. Retaining wall designs with engineers stamp (if applicable).
5. Geotechnical report (site specific for structures) and an outside review of the Geological report if deemed necessary.
6. Other studies and/or information deemed necessary by the members of the board.
7. Utah Pollution Discharge Elimination system (UPDES) Permit with Storm water Pollution Prevention Plan (SWPPP) shall be required at the time of application. Erosion control landscaping on cuts, fills and other locations, considered necessary by the Review Board, shall be provided in order to prevent erosion.
8. A Landscape plan as per section 108-14-9 (Exhibit A).

All of these items were submitted as part of the application and additional information was submitted as required by the review agencies. The detailed engineering drawings, geotechnical recommendations, and landscape plan must be followed as construction of the driveway access and home begin.

▪ **Are review agency conditions and requirements complete?**

This Hillside Review was reviewed by four County agencies and the Western Weber Planning Commission Chairperson. The following review agency conditions of approval must be addressed prior to final occupancy of the home:

Weber County Engineering Division: The requirements of the zoning Land Use Code and geotechnical report must be followed in construction. A Storm Water Construction Activity Permit is required. It can be obtained in conjunction with the building permit.

Weber Fire District: there are no additional fire code requirements.

Weber County Building Inspection Department: The project is feasible as shown.

Weber County Health Department: There are no issues with culinary water and wastewater treatment.

Western Weber Planning Commission: A geotechnical engineer will be required to sign off at the time of the excavation of the foundation of the house.

▪ **Are additional conditions or requirements necessary for approval of this Hillside Review?**

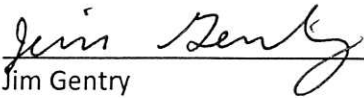
Based on site inspections and review agency comments, staff has determined that there are no additional conditions or requirements necessary for approval of this Hillside Review. However, all of the review agency requirements, geotechnical report recommendations, and landscape plans must be followed and completed.

Planning Division Findings

- The application was submitted and deemed complete on April 4, 2013.
- The requirements of Land Use Code section 108-14 have been complied with including the application submittal, cut and fill slopes, grading and drainage, geotechnical report, landscaping, and lot area.
- The Hillside Review board members visited the site individually and responded to the Planning Division within 21 days.
- The applicant has met, or will meet as part of the building permit process, the conditions and requirements of the four County review agencies.
- Staff has determined that no additional conditions or requirements are necessary.

Based upon the findings listed above, Hillside Review 2013-01 is hereby approved.

Date of Hillside Review Approval: May 22 2013



Jim Gentry

Weber County Assistant Planning Director

Exhibits

- A. Approved site plan, area of disturbance, and house construction plans and elevations.

The exhibits as herein attached are considered the approved documents associated with this Hillside Review application.