



# Staff Report for Administrative Approval

Weber County Planning Division

## Synopsis

### Application Information

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

**Type of Decision:** Administrative

**Agenda Date:** Friday, ~~October 23, 2020~~ *Nov. 9, 2020*

**Applicant:** Karl Lundin, owner

**File Number:** HSR 2020-03

### Property Information

**Approximate Address:** 2292 Panorama Circle, Liberty, UT

**Project Area:** 1.48 Acres

**Zoning:** Forest Valley (FV-3) Zone

**Existing Land Use:** Residential

**Proposed Land Use:** Residential

**Parcel ID:** 22-041-0004

**Township, Range, Section:** T7N, R1E, Section 33

### Adjacent Land Use

<b>North:</b> Residential	<b>South:</b> Residential
<b>East:</b> Residential	<b>West:</b> Residential

### Staff Information

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

**Report Reviewer:** RG

## Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 108 (Standards) Chapter 14 (Hillside Development)
- Title 108 (Standards) Chapter 22 (Natural Hazard Areas)

## Background and Summary

The applicant is requesting approval of a Hillside Review for lot 23 of Big Sky Estates No. 1, a summer home subdivision. This property slopes down to the west and overlooks the Ogden Valley. Ground cover consists of common grasses, weeds, and scrub oak. Sole access to the lot is from a private road called Panorama Circle.

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 Earthtec Engineering for a geotechnical study. The associated report is available for review at the Weber County Planning Office.

Lot 23 of Big Sky Estates is not labeled as an "R" lot, but due to the approximate 35 to 46 percent grades, the owner has decided that a review of the geotechnical report and the home plans will be helpful in understanding what will be required from the members of the Hillside Development Review Board for the building permit application.

The following section is the 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 within the Hillside Review Chapter have been met for the excavation and construction of the dwelling. The following documents were provided with the application:

1. Hillside review application
2. Floor plan and site plan
3. Geotechnical Study (see Exhibit B).
4. A description of the landscaping (The graded areas will be reseeded with a wildflower mix, the entire landscaped area will remain un-irrigated).

## 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 granting approval on October 13, 2020. The approval is subject to the following comments as conditions of approval:

1. *The engineering division has no concerns with this project.*
2. *Follow the recommendations of the Geotechnical Study Prepared by Earthtec Engineering dated May 5, 2015*

Weber Fire District: The Fire District has found no issues with the plans. An impact fee of \$315.00 is required for the home construction.

Weber County Building Inspection Department: A thorough review of the home plan will be done at the time of building permit application. The architect and engineer must provide a letter of confirmation stating that the home plans and the site grading plans are in accordance with the geotechnical study.

Weber-Morgan Health Department: "The property owner should begin working with a certified onsite wastewater designer now as onsite slope measurement will be critical to the septic design for this project. Modifications to the final grading of the site may be required to meet the maximum slope of 25% for the installation of a conventional onsite wastewater treatment system." The Health Department shall approve a septic system plan and issue a septic permit before the septic system is constructed.

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 geotechnical study.

## 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. The 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 geotechnical report.
2. 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 is complete.
2. The requirements and standards found in the Hillside Development Review Procedures and Standards Chapter are met or will be met during the excavation and construction phase of the dwelling.
3. Each member of the Hillside Review Board has provided their comments.
4. The applicant has met or will meet the requirements and conditions set forth by the Hillside Review Board.

## Administrative Approval

Administrative approval of a Hillside Review for Lot 23 of Big Sky Estates No 1 (HSR2020-03), 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: 11/9/20

  
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Rick Grover

Weber County Planning Director

## Exhibits

- A. Floor plan and site plan
- B. Geotechnical Investigation
- C. Dedication plat

Area Map









**ENGINEERING**  
 CONSULTANTS  
 P.O. BOX 116  
 EDEN, UTAH 84310  
 (801) 291-2973

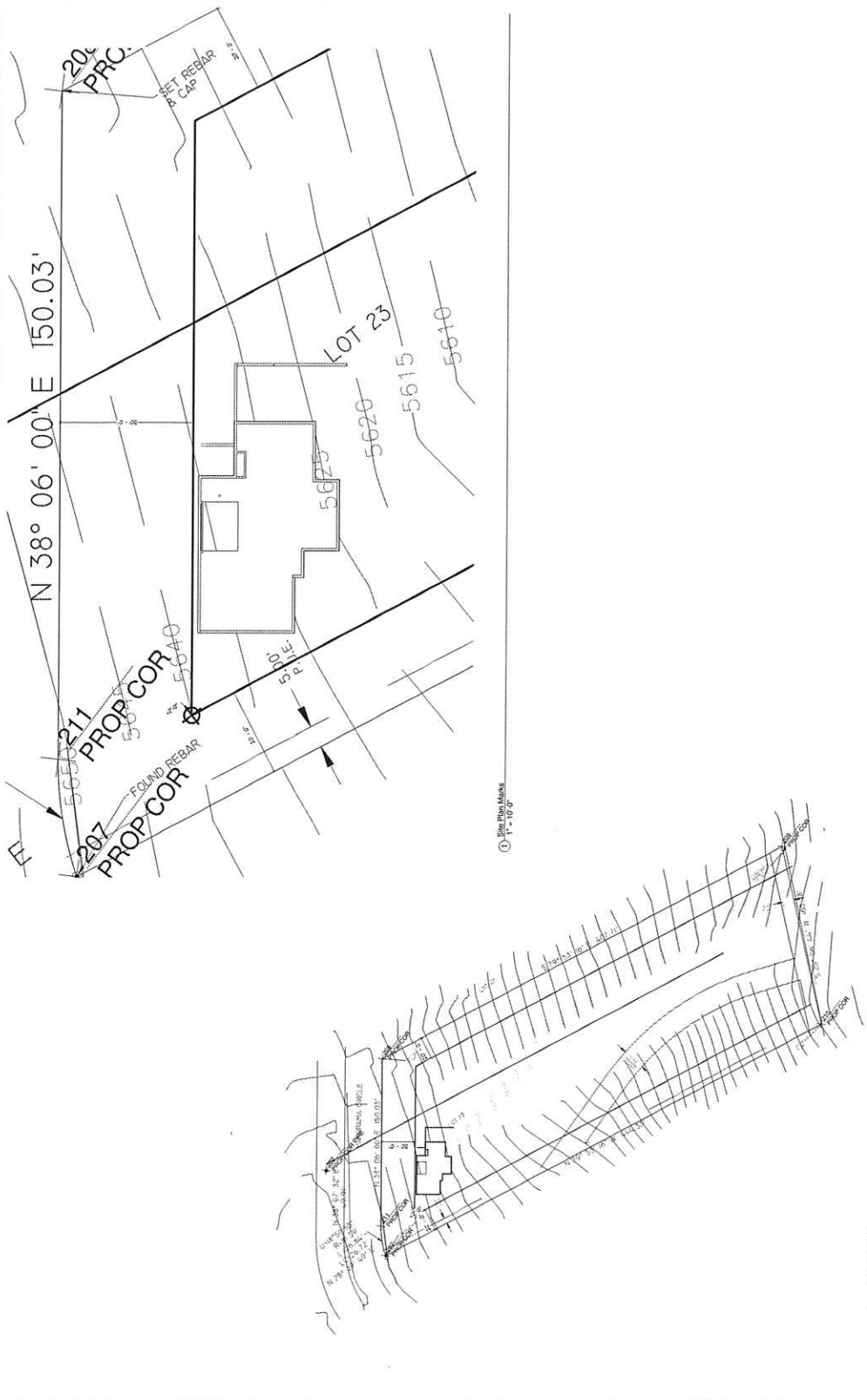
**GENERAL CONTRACTOR**  
 LUNDIN HOMES, LLC  
 2885 KAMAR AVENUE SUITE 200 - COBLENZ AT RAVEN  
 1100 S. 1600 WEST - SUITE 100 - BLDG. 100

**DESIGN**  
 LUNDIN DESIGN GROUP  
 2885 KAMAR AVENUE SUITE 200 - COBLENZ AT RAVEN  
 1100 S. 1600 WEST - SUITE 100 - BLDG. 100

No.	Description	Date

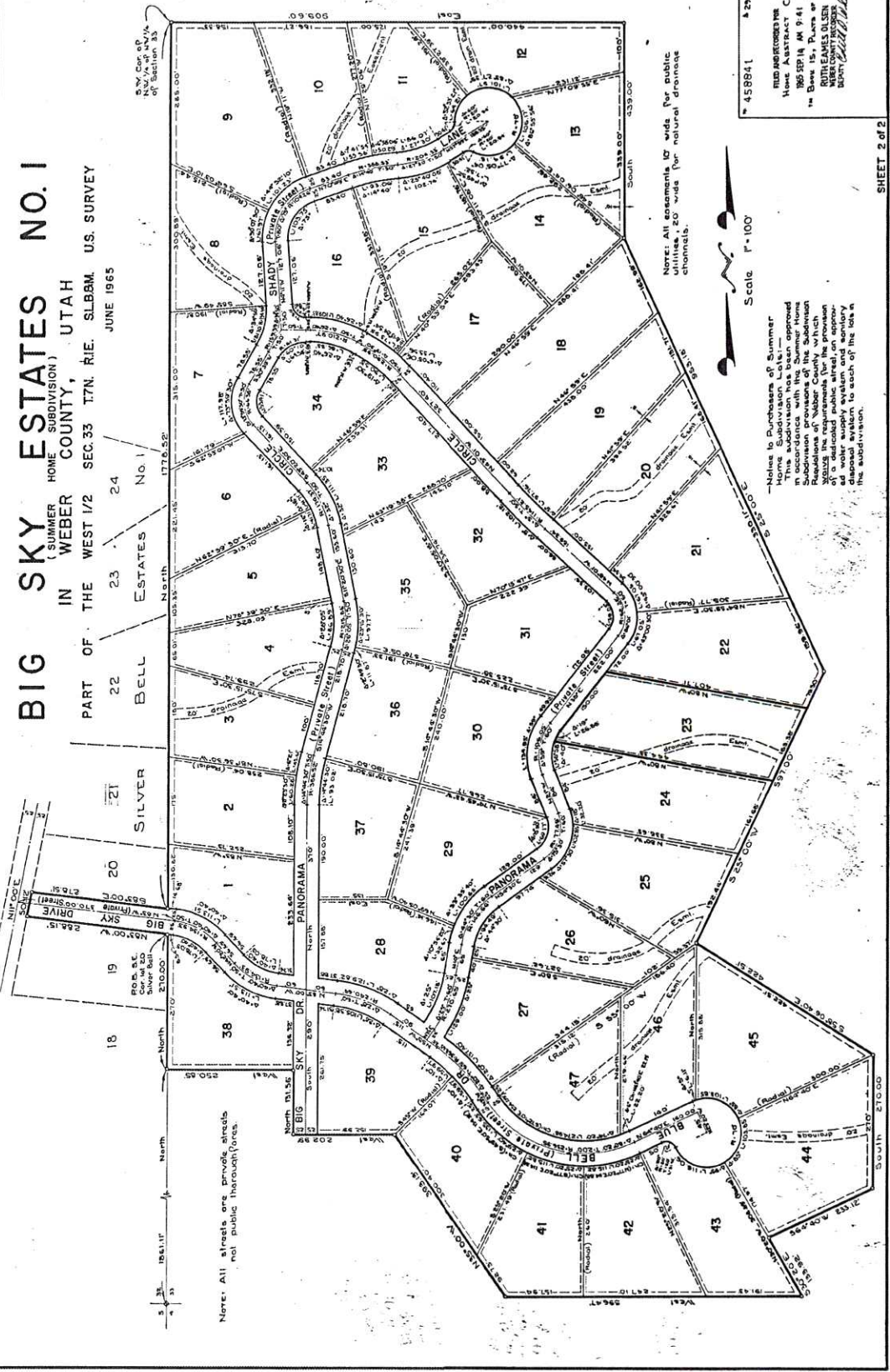
**LOT 23 Panorama**  
**2292 Panorama Circle**  
**Liberty, UT 84310**  
**Site Plan**

Drawn by: **ALP/2018**  
 Checked by: **C1**  
 Date: **07/10/2018**  
 Scale: **AS INDICATED**





**BIG SKY ESTATES NO. 1**  
 (SUMMER HOME SUBDIVISION)  
 IN WEBER COUNTY, UTAH  
 PART OF THE WEST 1/2 SEC. 33 T7N. R1E. SLBAM. U.S. SURVEY  
 JUNE 1965



Note: All streets are private streets, not public thoroughfares.

Note: All easements 10' wide, for public channels, 20' wide for natural drainage channels.

Scale 1" = 100'

Notice to Purchasers of Summer Home Subdivision, Weber County, Utah  
 This subdivision has been approved by the Board of Commissioners of the State of Utah, pursuant to the provisions of the Subdivision Regulations of Weber County, Utah, which are hereby incorporated by reference into this plat. The plat also shows the proposed public utility easements for a water supply system and sanitary disposal system to each of the lots in the subdivision.

458841  
 RECORDED IN  
 HOME ABSTRACT CO.  
 1965 SEP 14 AM 9:41  
 Base 15, Pages 4 P. 15  
 WEBER COUNTY, UTAH  
 DEED BOOK 114, PAGE 15