



# Hillside Development Review

Hillside reviews are conducted by the Hillside Review Board whose membership consists of technical experts in planning, health, engineering, and building construction. The Hillside Development Review Board balances development on hillsides, while being sensitive to the environment.

Hillside development review is required for land use permit and building permit applications for all parcels, subdivision lots, roads and accesses, where the natural terrain has average slopes at or exceeding twenty-five percent.

Hillside development review is required for the preliminary subdivision reviews that contain areas where the slope is at or exceeding twenty-five percent. The Planning Director and the County Engineer on a case-by-case basis may waive this requirement.

A pre-application meeting is required prior to application submittal; please call (801) 399-8791 to make an appointment. Date of pre-application review meeting: \_\_\_\_\_ Time: \_\_\_\_\_

- **Staff member assigned to process application:** \_\_\_\_\_

**APPLICATION DEADLINE:** The Hillside Review Board meets as needed. Meetings will be scheduled once the application is deemed complete by the Planning Division staff.

## Application Submittal Checklist

The Planning Division will only accept complete applications with supporting documents as outlined below. Submitting an application does not guarantee that your application will be placed on the next Hillside Review agenda.

The following is required as part of the application form submittal:

- Complete Application Form
- A non-refundable fee made payable to Weber County (see *Fee Schedule*)
- Obtain signature of the owner(s) on the application and any authorized representatives
- Plans and applications of the proposed development(s) and any relevant information regarding building and excavation of the site shall include, but not be limited to the following as per Section 108-14:
  1. Detailed engineering plans and profiles for retaining wall, cuts, filling and/or excavating of land
  2. Site plan with contours. Contour intervals are to be determined by the County Engineer
  3. Cross sections of improvements
  4. Retaining wall designs with engineers stamp (if applicable)
  5. Geotechnical report is required for an individual lot within an approved subdivision. New subdivisions with slope issues will require Geotechnical reports for each lot and segments of the road with slope issues. An outside third party review of the Geotechnical report will be required if deemed necessary by the County Engineer. All costs associated with the review will be the applicant's responsibility
  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



8. A Landscape plan as per Zoning Ordinance Sub Section 108-14-10.

- All documents submitted in the application shall be accompanied by a PDF file of the respective document. All plans (including but not limited to site plans, architectural elevations/renderings, etc), and subsequent submittals and revisions, shall be accompanied by a full scale set of PDF files of the respective plans.

### Purpose and Intent of Hillside Development Standards

When areas are subdivided or developed on sensitive areas, such features as special soil and geologic conditions, steep terrain, highly combustible native vegetation, and other conditions may pose serious potential consequences, such as increased fire, flood or erosion hazards, traffic circulation problems, sewage disposal problems, property damage from extensive soils slippage and subsidence, and adverse effects from destruction of natural scenic beauty and unsightly developments. Protection to life and property can be achieved when special consideration is given to hillside areas where one or more such conditions exist.

### Fee Schedule

Property Zoning \_\_\_\_\_ Fee Required \_\_\_\_\_ Receipt No. \_\_\_\_\_

- Hillside Review Planning Fee: \$425 + \$50 per lot  
Engineering Fee: \$175 + 50 per lot  
**Total : \$600 + 100 per lot**
  
- Review of the Geotechnical Report by an outside third party firm The applicant is responsible for 100% of the cost of the outside third party review
  
- Appeal of the decision to the Board of Adjustment \$500.00
  
- Appeal of the Decision to the Board of Adjustment with a Hillside Review Board panel of qualified experts to serve as advisory to the appeal authority for purposes of determining the technical aspects of the appeal (as per Zoning Ordinance Sub Section 36B-9) Cost of the 3rd party appeal: 1/2 of the cost of the panel and the County published appeal fee

### Appeal Process

An appeal of the Hillside Development Review Board's decision:

1. The applicant, a board or officer of the county, or any person adversely affected by the Hillside Development Review Board's decision administering or interpreting hillside development review procedures and standards ordinance may, within the time period provided by ordinance, appeal that decision to the appeal authority by alleging that there is error in any order, requirement, decision, or determination made by the Hillside Development Review Board in the administration or interpretation of the hillside development review procedures and standards ordinance.



2. An applicant who has appealed a decision of the land use authority administering or interpreting the county's geologic hazard ordinance may request the county to assemble a panel of qualified experts to serve as the appeal authority for purposes of determining the technical aspects of the appeal.
3. If an applicant makes a request under Subsection 108-14-11(a) the county shall assemble the panel described in Subsection 108-14-11(b) consisting of, unless otherwise agreed by the applicant and county:
  - A. One expert designated by the county;
  - B. One expert designed by the applicant; and
  - C. One expert chosen jointly by the county's designated expert and the applicant's designated expert from a pre-approved list that the Engineering Division has assembled.
4. A member of the panel assembled by the county may not be associated with the application that is the subject of the appeal.

#### **For Your Information**

Changes to an approved Hillside Development application may require a revision to your application.

This application can be filled out online at the following Planning Division web site: [www.co.weber.ut.us/planning](http://www.co.weber.ut.us/planning). Copies of the applicable Weber County Zoning Ordinances and other helpful information are also available at this web site.

# Weber County Hillside Review Application

Application submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed

Fees (Office Use)

Receipt Number (Office Use)

File Number (Office Use)

## Property Owner Contact Information

Name of Property Owner(s)

Ron Baeone

Mailing Address of Property Owner(s)

Phone

818-823-6560

Fax

Email Address

Ron Baeone 123@gmail.com

Preferred Method of Written Correspondence

Email  Fax  Mail

## Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)

Land to Sky Construction Inc. Kirt L. Bovee

Mailing Address of Authorized Person

5018 E. Whispering Pines Ln.  
Eden, UT. 84310

Phone

801-497-1746

Fax

Email Address

landtoskyconstruction@gmail.com

Preferred Method of Written Correspondence

Email  Fax  Mail

## Property Information

Project Name

Baeone Res.

Current Zoning

Approximate Address

1013 N. ~~Valley View Dr~~  
Valley View Dr.  
Eden, UT. 84310

Land Serial Number(s)

20-105-00

Subdivision Name / Lot Number(s)

Reserve at Lemson Ridge Lot # 2 R

Project Narrative

Build a single Family Dwelling

**Property Owner Affidavit**

I (We), Ron Boveo Ronald Anthony Barone, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

[Signature]  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 27<sup>th</sup> day of APRIL, 20 21



[Signature]  
(Notary)

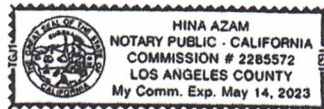
**Authorized Representative Affidavit**

I (We), Ron Boveo Ronald Anthony Barone the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), Leon Tesky / KIELL BOVEO, to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the County considering this application and to act in all respects as our agent in matters pertaining to the attached application.

[Signature]  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Dated this 27<sup>th</sup> day of APRIL, 20 21, personally appeared before me RONALD BARONE, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same



[Signature]  
(Notary)