



Staff Report for Administrative Hillside Review Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on a Hillside Review Application for 6615 N Powder Mountain Rd., Eden, UT, 84310
Type of Decision: Administrative
Applicant: Gregg D'Alessandro
File Number: HSR 2021-04

Property Information

Project Area: 0.31 Acres
Zoning: Forest Residential (FR-3) Zone
Existing Land Use: Vacant
Proposed Land Use: Residential
Parcel ID: 20-105-0002

Adjacent Land Use

North:	Residential	South:	Powder Mountain Road
East:	Residential	West:	Residential

Staff Information

Report Presenter: Tammy Aydelotte
taydelotte@webercountyutah.gov
801-399-8794
Report Reviewer: RG

Applicable Ordinances

- Title 101 (General Provisions) Section 7 (Definitions)
- Title 104 (Zones) Section 17 (Forest Residential Zone FR-3)
- 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 5R of Powder 11 at Powder Mountain (see **Exhibit A**). Five lots within this subdivision were platted as restricted lots due to their steep slopes.

The applicant has submitted a geotechnical reconnaissance investigation prepared by Christensen Geotechnical. The geotech report identifies potential hazards and associated mitigation measures.

As such, planning staff recommends that all recommendations within the geotechnical and geologic hazards report (CG Project No.: 153-006) be followed as this site is developed. Prior to receiving a certificate of occupancy, the applicant will need to provide a letter from the geologist and geotechnical engineer, stating that all recommendations were followed as the house was constructed.

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 (see **Exhibit B**)
2. Geotechnical and Geologic Hazard Investigation (see **Exhibit C**).
3. Topographical site Plan (see **Exhibit D**)

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 have reviewed the proposed single-family home and have conditioned their approval on the following:

1. Follow the recommendations of the Geological Hazard and Geotechnical investigation prepared by Christensen Geotechnical dated February 10, 2021.

Weber Fire District: The Fire Marshall has reviewed and approved the single-family home, conditioned upon installation of a fire suppression system, and hillside review application.

Weber County Building Inspection Department: The Building Department has reviewed but not yet approved this single-family home project, conditioned upon meeting all review agency requirements. Any and all conditions that may be imposed by the Building Department through the Building Permit Process will be applicable and contingent upon this hillside review approval.

Weber County Planning Division: The Planning Division recommends approval subject to the applicant complying with all Hillside Review Board requirements and conditions. This recommendation for approval is also subject to the findings and conditions listed below.

Planning Division Findings

Staff recommends approval of HSR 2021-04 subject to all review agency requirements and the following conditions:

1. Development of the lot must follow all recommendations outlined in the geotechnical and geologic hazards investigations prepared by Christensen Geotechnical dated February 10, 2021.
2. A notice of natural hazards must be recorded against the property before a certificate of occupancy is issued for the proposed single-family residence.
3. Once the dwelling is complete, and prior to the issuance of a certificate of occupancy, the applicant must provide a letter from the geologist and geotechnical engineer, that states the home was built in accordance with the geologic hazards study and the geotechnical report recommendations.

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 HSR 2021-04 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 findings listed in this staff report.

Date of Administrative Approval: 7/12/21


Rick Grover

Weber County Planning Director

Exhibits

- A. Hillside Review Application
- B. Engineered Building Plans
- C. Christensen Geological Hazard and Geotechnical Investigation
- D. Topographical Site plan

Area Map



Exhibit A – Hillside Review Application

D'Alessandro Hillside Review

Address: 6615 N Powder Mountain Rd, Eden, UT, 84310
Maps: [Google Maps](#)
Project Type: Hillside Reviews
Sub Type: Hillside Reviews
Created By: Solitude Builders
Created On: 5/26/2021
Project Status: Accepted
Status Date: 6/1/2021
File Number: HSR 2021-04
Project Manager: [Tammy Aydelotte](#)

 Application

 Documents **9**

 Comments **1**

 Reviews **2**

 Followers **5**

 Status

Application

[+ Add Building](#)

[+ Add Parcel](#)

Project Description	Single Family
Property Address	6615 N Powder Mountain Rd Eden, UT, 84310
Property Owner	Gregg D'Alessandro 908-766-5400 greggdalejandro@gmail.com
Representative	Carson Young 801-452-5020 cwy185@hotmail.com
Accessory Dwelling Unit	False
Current Zoning	F-5
Subdivision Name	Powder 11
Number of Lots	
Lot Number	5R
Lot Size	.5
Frontage	100 ft
Culinary Water Authority	Powder Mountain Water and Sewer District
Secondary Water Provider	Not Applicable
Sanitary Sewer Authority	Powder Mountain Water and Sewer Improvement District
Nearest Hydrant Address	100 ft
Signed By	Representative: Carson Young

Parcel Number

[✕ Remove](#) 22222007 - [County Map](#)

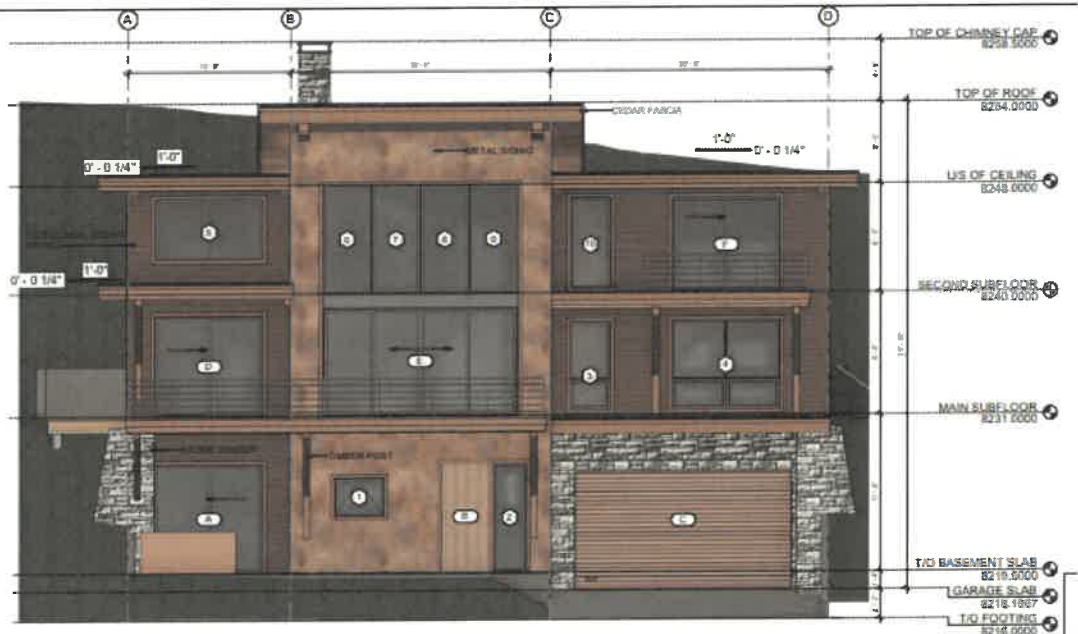
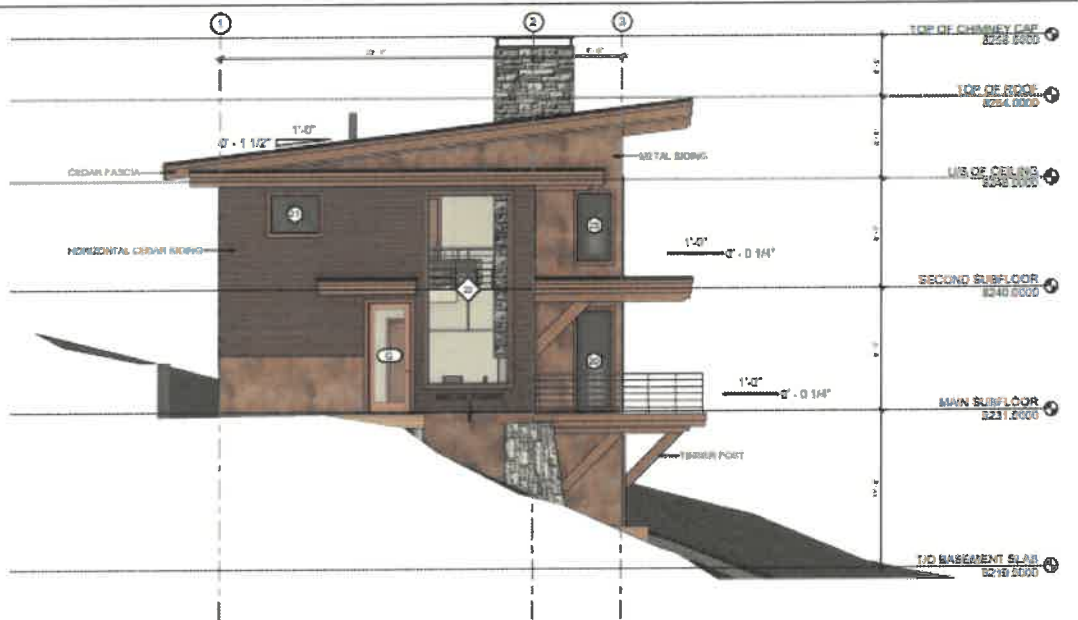


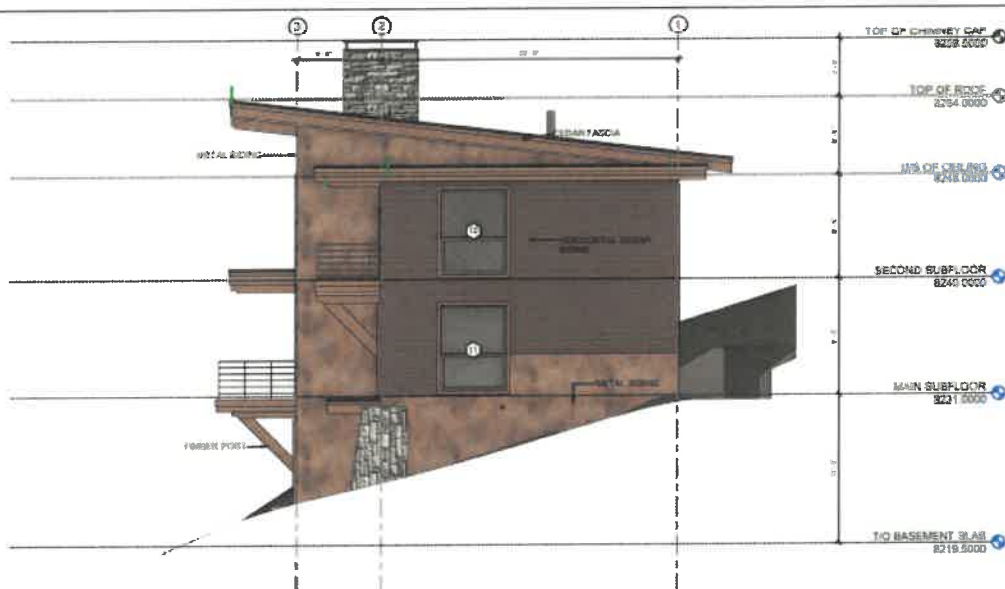
D'ALESSANDRO RESIDENCE

6615 North Powder Mountain Rd

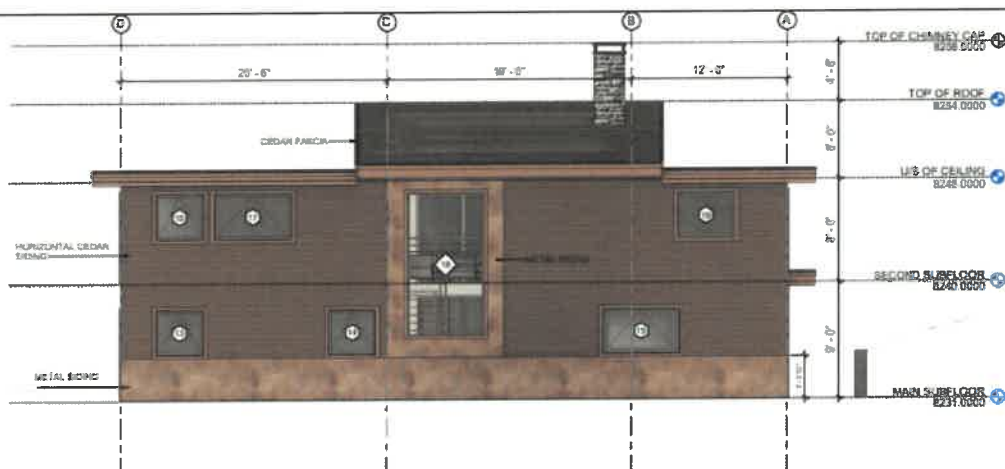


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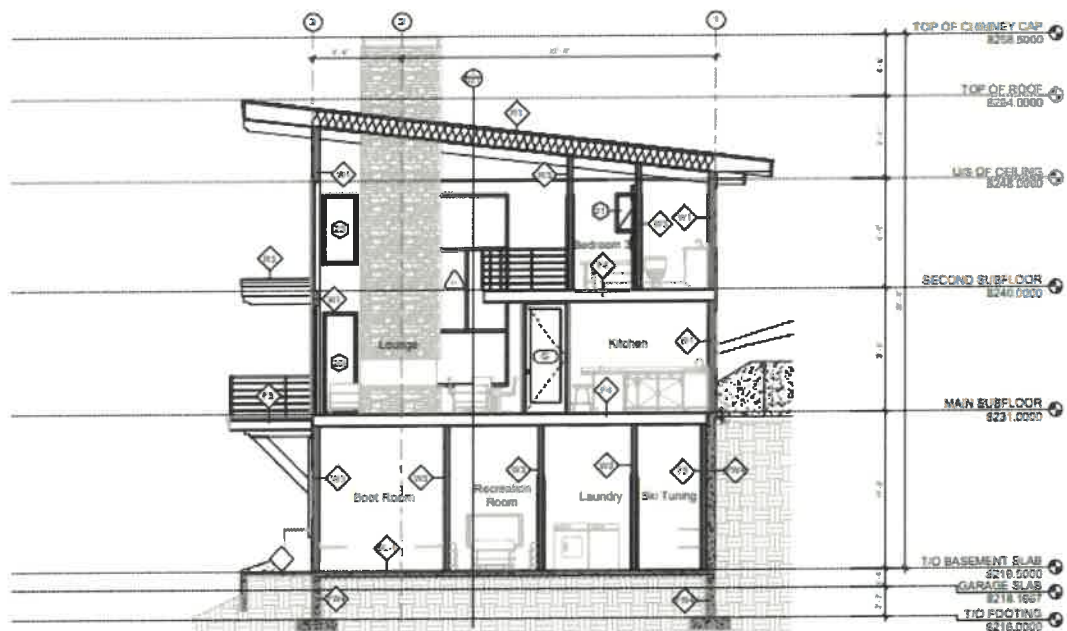
Elevation East
1/4" = 1'-0"



Elevation North
1/4" = 1'-0"

ALL DIMENSIONS IN
FEET AND INCHES
UNLESS OTHERWISE NOTED
OR BY THE ARCHITECT'S RECORD

Section 2
1/4" = 1'-0"



Section 1
1/4" = 1'-0"

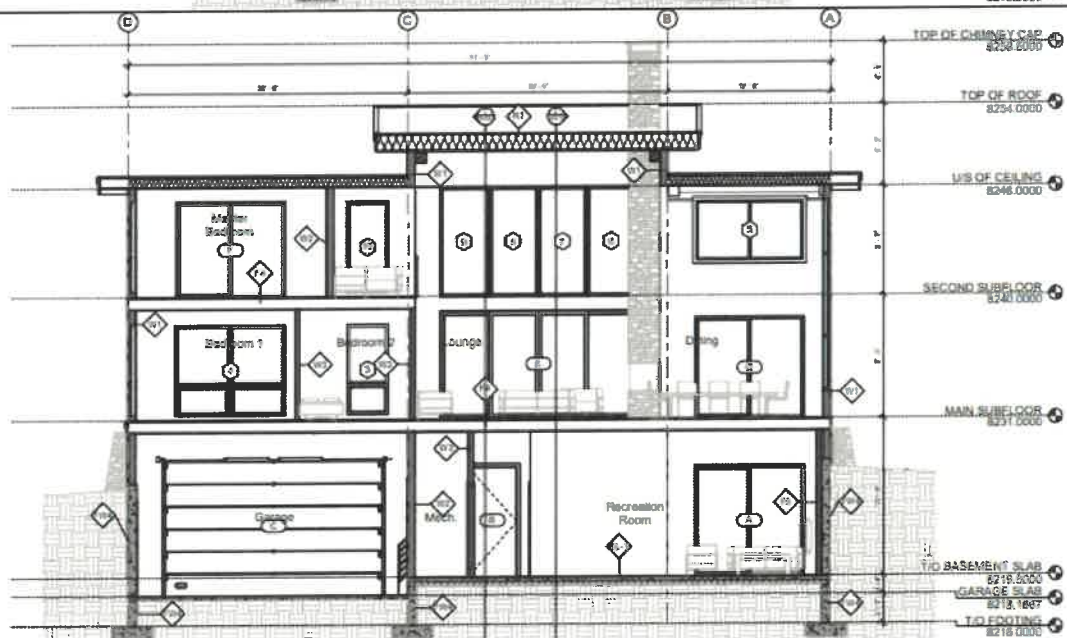
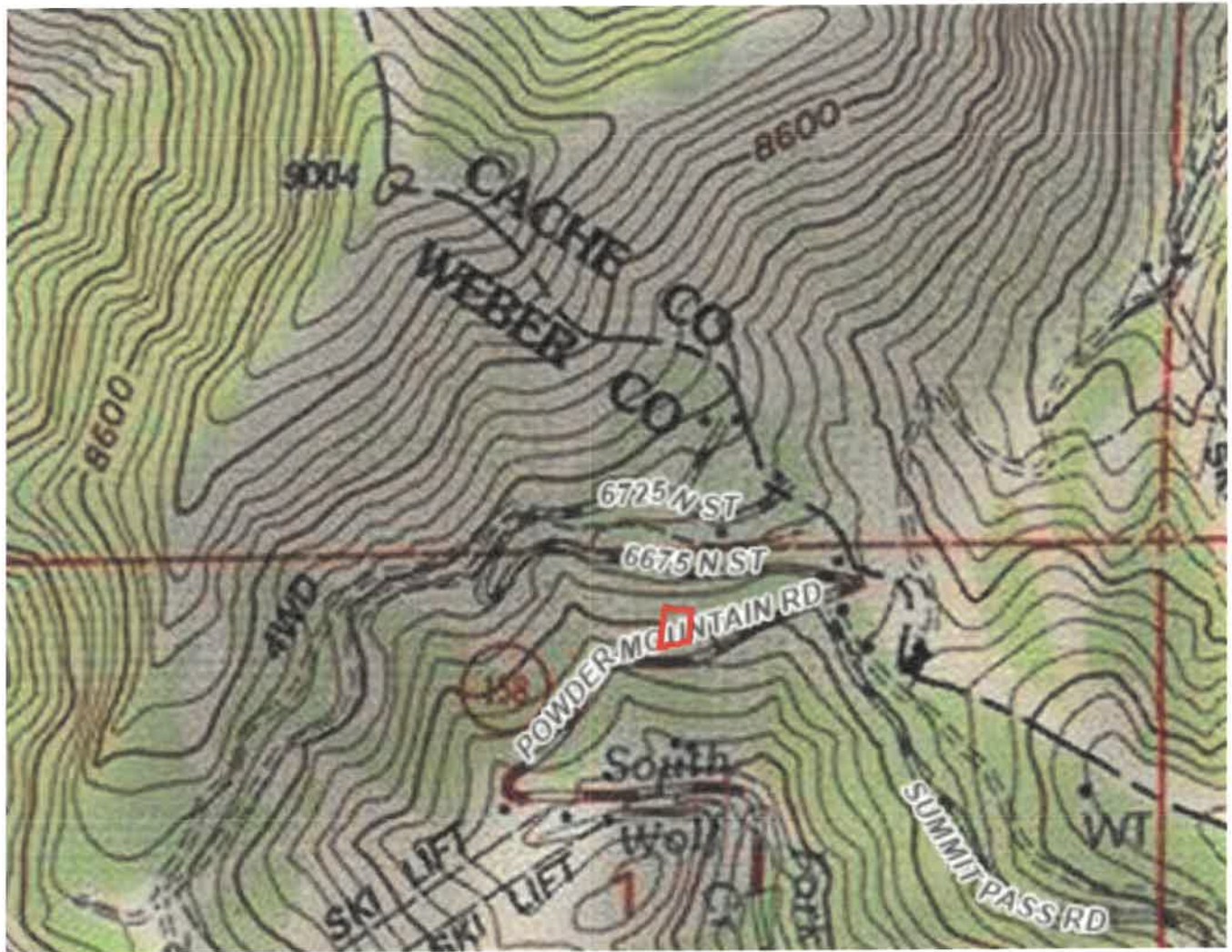
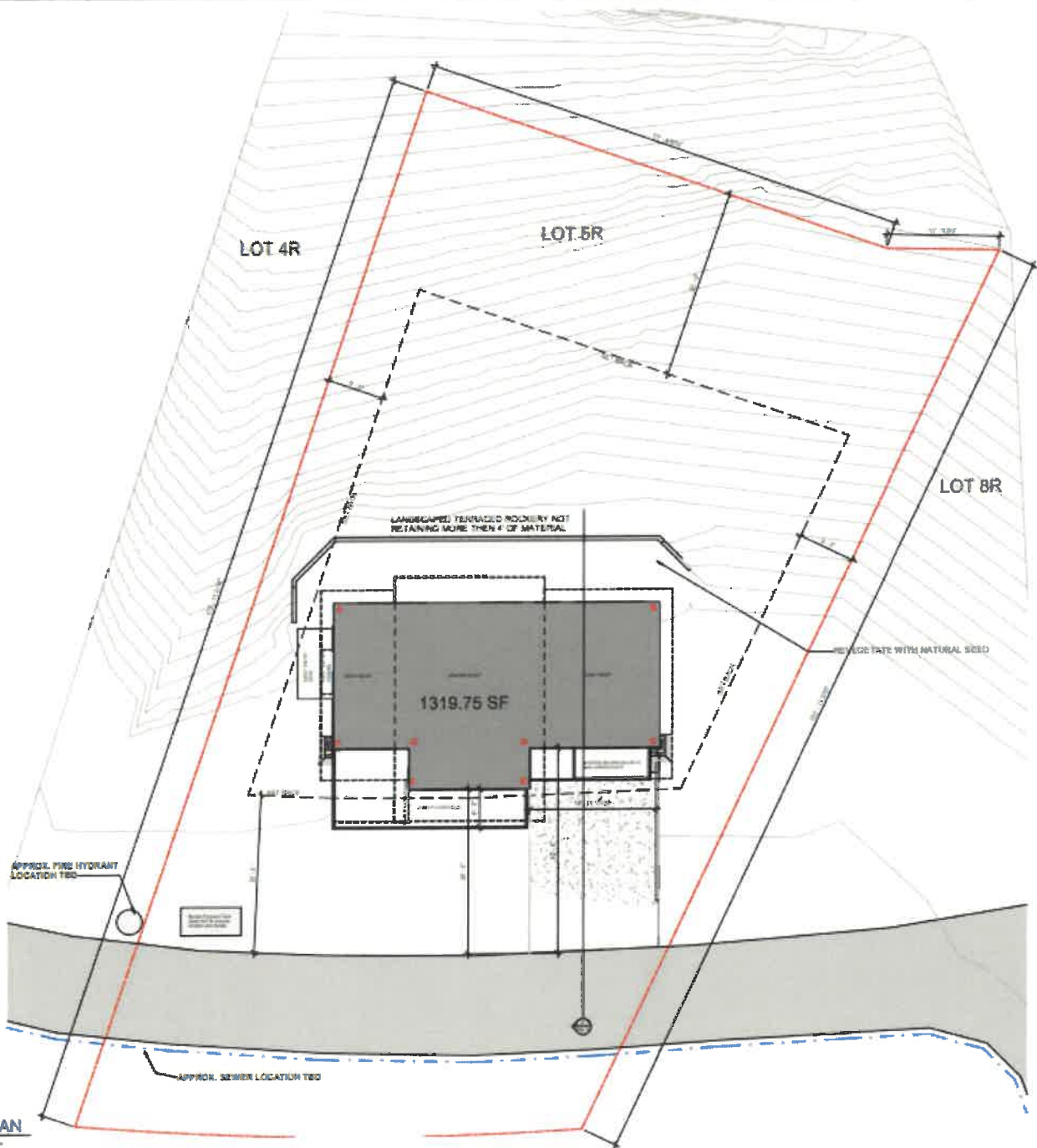


Exhibit C – Christensen Geological Hazard and Geotechnical Investigation Reports

See attached.

Exhibit D – Topographic Map of Property





SITE PLAN
1/8" = 1'-0"