Weber County

Weber County Planning Division
www.co.weber.ut.us/planning
2380 Washington Blvd., Suite 240
Ogden, Utah 84401-1473
Voice: (801) 399-8791
Fax: (801) 399-8862

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 36B-4:

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

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8. A Landscape plan as per Zoning Ordinance Sub Section 36B-9.

☐ 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 Board (individual lot)	$225
• Hillside Review of a Subdivision	$225 plus $100 per lot or section
• 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	$225
• 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.

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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 36B (10)(A), the county shall assemble the panel described in Subsection 36B (10)(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. 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)		Mailing Address of Property Owner(s)
Phone	Fax	
Email Address		Preferred Method of Written Correspondence ☐ Email ☐ Fax ☐ Mail

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)		Mailing Address of Authorized Person
Phone	Fax	
Email Address		Preferred Method of Written Correspondence ☐ Email ☐ Fax ☐ Mail

Property Information

Project Name	Current Zoning
Approximate Address	Land Serial Number(s)
Subdivision Name / Lot Number(s)	
Project Narrative	

Property Owner Affidavit

I (We), _____, 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.

_____ _____

(Property Owner) (Property Owner)

Subscribed and sworn to me this _____day of _____, 20 _____,

_____

(Notary)

Authorized Representative Affidavit

I (We), _____, the owner(s) of the real property described in the attached application, do authorized as my (our) representative(s), _____, 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.

_____ _____

(Property Owner) (Property Owner)

Dated this _____day of _____, 20 _____, personally appeared before me _____, the signer(s) of the Representative Authorization Affidavit who duly acknowledged to me that they executed the same.

_____

(Notary)