



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 Title 108 Standards 14-4 Procedures:
 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 (site specific for structures) and an outside review of 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
 8. A Landscape plan as per Land Use Code Title 108-14-5.



- ☐ 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

It is recognized that the general provisions, definitions, procedures, improvements and design requirements, standards and principles set out in the Zoning Ordinance and Subdivision Ordinance of Weber County require supplementation to protect and preserve the public health, safety, and welfare in regard to Hillside Terrain and environmentally sensitive areas. 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. Such consequences may be avoided if special consideration is given to areas where one or more such conditions exist.

In the administration of the provisions of this Ordinance, the Hillside Development Review Board shall strive to achieve the objective of preserving the natural contours of the hillside areas by encouraging and requiring, where necessary, the following:

1. A minimum amount of grading which preserves the natural contours of the land.
2. Retention of trees and other native vegetation (except in those cases where a high fire hazard results) which stabilizes steep hillsides, retains moisture, prevents erosion, and enhances the natural scenic beauty.
3. Construction of roads on steep hillsides in such a way as to minimize scars from cuts and fills and avoid permanent scarring of hillsides.
4. Placement of building sites in such a manner as to permit ample room for adequate defensible area as defined by the Fire Code, landscaping and drainage between and around the buildings.
5. Grading which will eliminate the sharp angles at the top and toe of cut and fill slopes, both with respect to building sites and to road cross-sections.
6. Lot and structure designs and location which will be appropriate in order to reduce geologic and environmental hazards, as required in Chapter 38, Natural Hazards Overlay District, of this Ordinance, as well as grading and natural topographic disturbance.
7. Cluster type development or other new concepts and techniques, where appropriate, in order to eliminate, as far as possible, construction on steep, sensitive or dangerous terrain.
8. Early temporary or permanent planting, or other materials, wherever appropriate to maintain necessary cut and fill slopes in order to stabilize them with plant roots or other materials, thereby preventing erosion and to conceal the raw soil from view.



Weber County

Weber County Planning Division
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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.
2. An applicant who has appealed a decision of the land use authority administering or interpreting the county's Land Use Code Natural Hazards Overlay Districts Title 108 Section 104 Zones Chapter 27 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 1 of Title 108 Chapter 14 Section 11, the county shall assemble the panel described in Subsection 4 consisting of, unless otherwise agreed by the applicant and county:
 - A. One expert designated by the county;
 - B. One expert designated 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.



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4. A member of the panel assembled by the county may not be associated with the application that is the subject of the appeal.
5. The applicant shall pay ½ the cost of the panel and the county's published appeal fee.

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 Land Use Code and other helpful information are also available at this web site.