

NOTICE OF MEETING
HILLSIDE REVIEW BOARD
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

Public Notice

Notice is hereby given that the Hillside Review Board of the City of St. George, Washington County, Utah, will hold meetings at the referenced site on **Wednesday, August 23, 2023**, commencing on-site at approximately 8:30 a.m.

PRESENT:

James Sullivan
Dave Black
Russ Owens
James Dotson

EXCUSED:

Jeff Mathis

CITY STAFF:

Assistant Public Works Director, Wes Jenkins
Planner III, Carol Davidson
Planner III, Michael Hadley
Development Office Supervisor, Brenda Hatch

The agenda for the meeting is as follows:

James Sullivan called the meeting to order.

1. Consider a request for the development of five new lots within the medium and high rockfall hazard zone located within the Amended and Extended Twin Lakes Resort, Phase 1 final plat. The site is located on Twin Lakes Drive at approximately 840 North. The representative is Bob Hermandson. Case No. 2023-HS-007.

James Dotson was not present at the first meeting site.

Bob Hermandson – Originally our office had done the design for all of Twin Lakes, this was in the 90's. This final plat for phase 1 actually included these lots here which were 5 lots that wrapped around from the existing house there up to the corner and it also included 3 lots on the other side of the road as well but for some reason when you pull up the recorded plat they were excluded from that, and they are not in it. All the lots were built, all the utilities are here, I have no idea why they weren't in the plat. The intent is not to create a phase 2, it's just to add in the corner lots here, and on the other side you can see there is a lot behind those mail boxes that doesn't have anything to do with hillside. There will also be a parking lot for these lots. Along this hillside here we have this rock and dirt slope, as you wrap around it's 90% or more rock around the edge. Here we have a mixture of the slope backs off and it's not nearly as steep around the other side it gets way more

vertical. The intent is to go through and clean up this slope. Wayne has recommended that we go through and pick all these big rocks that are hanging there off and clean it up and install a 3 to 4 ft retaining wall along the edge. You can see there is a substantial space from the back of the lot where these gentlemen are putting in the lot corners to the hillside. If anything does fall you will be able to get back there and clean it out if you need to. There is probably 10 ft behind the wall and the toe of the slope. In my mind it's just a housekeeping item to get these lots that are already built in the plat and then put the wall in and clean the slope up to make sure that there is nothing loose per the Geotech recommendation.

Russ Owens – The drainage off here that goes through the wall, are there some type of provisions for that?

Bob Hermandson – Yes, it will come through the wall and then down these lot lines and into the street. We will have to look at that there will probably be two locations.

James Sullivan – What's the distance between pads?

Bob Hermandson – They're 10 ft. they only own the pad and then it's limited common area everywhere else.

MOTION: Dave Black made a motion to recommend for approval the development of 5 new lots within the Twin Lakes subdivision as presented today with the condition that they adhere to the Geotechnical recommendations which have addressed some potential rock issues.

SECOND: Russ Owens

AYES (3)

James Sullivan

Dave Black

Russ Owens

NAYS (0)

Motion carries

2. Consider a request for the development of six new lots for the Chuckwalla subdivision. The representative is Bob Hermandson. Case No. 2023-HS-008.

Bob Hermandson – The intent here is to get up on the top from this position. This location would be the entrance. We would do some widening with the road. The intent is to keep the proposed slopes and this road grading on the existing disturbed slope now. The intent is to come in here go into a fill area and have a rock retaining wall here. The blue stakes are the proposed wall location, that would be the far grading limits of the item as we go through here.

Russ Owens – That's the toe of the wall?

Bob Hermandson – It is, that's the toe of the wall. Then you can see in here as well, you have another set of stakes, orange stakes that run up inside of that, the intent is to illustrate the extent of where the grading would catch. There will be basically a 90 degree turn and

it would chase the existing disturbed hillside all the way through to the top then takes a hard left and stops at a cul-de-sac. At the top there are 6 lots, it is almost pancake flat. The intent is to get to that position. There were other designs that were considered, everything from crossing the wash to get into an area that is much less grading intensive for sure, but the problem is that it's crossing a wash that is beautiful and the other part is we've got this rock ridgeline as well. The property extends all the way into the ridgeline area, the first thought was that we would have lots up in there and at the top. It was significantly more usable space, but at the end of the day, the owner and I did not feel like disturbing all of that space or trying to even tackle that was not a great option, it was possible, but not a great option. It would make more sense just to get to the flat up here on the top, change the road, minimize the grading in its entirety and stay on what has already been disturbed. In addition to that, this space here was the access road when they built Paradise Canyon and Snow Canyon Pkwy years ago, 20 or 25 years ago. Once we get up on the top on the uphill side and the left side of this road we have tiered walls, they catch us to that existing slope that is on the left side or the north side of this road and what we are proposing per Wayne's recommendation as we get into more of the details, we would have no walls into one retaining wall to a second wall and into a third wall in the top and that is just mitigating that cut slope on the left hand side the north side of that proposed road. On the downhill side, we would only have one wall and it would catch the existing slope and that's it. On the top side it is clearly steeper than the bottom side.

Russ Owen – What is the total vertical on walls?

Bob Hermandson – We've got on the top side on the peak, I think it's about 21 ft if I remember right. There is a space right in the roadway that is right in the 40% that is about 200 sq ft.

James Sullivan – A little bit of history, there was a CAT operator who went rouge, they weren't supposed to touch this hillside. He came up here so everything that you can see that is grass has been cleared. It has come back pretty well.

Bob Hermandson – Outside of the blue stakes we aren't touching any of that.

Wes Jenkins – Where the retaining wall will be, that slope is not 40%, it must be 30 to 40%.

Bob Hermandson – That's under where the retaining walls are, on this side as it comes here, right above the red area, the 20x20, it's not over there.

Wes Jenkins – But within your calculations for the overall site you're staying within the 5% of the 30-40%?

Bob Hermandson – We are half of what the requirements are, except for the one 200 square footer right there.

Dave Black – What type of material are you proposing for your walls?

Bob Hermandson – Right now these would be stacked rock walls. If they needed to be, based on Waynes's recommendation, if they needed to be something else, we could do that.

Wayne Rogers – There is a rock ledge that you start to get into on the bottom end and then as you go up higher it goes into a sand zone and then its capped with a lava rock on top. Over here it thins out on the lava rock. We're hoping we can at least get one tier in without having to do grid to excavate out and put back in and then as you go up the hill we will probably have to do that on the three-tier part. We will have to disturb a little bit more to get the grid in if we need it. Until we get to the construction details that's the concept.

Bob Hermandson -So the consideration is just we're trying to get access to the parcel, all of this lower bench and this upper bench, everything to the trail head is actually in the property and so we just kind of necked this whole thing down. There is just a lot of other stuff that was similar to this. No steep slopes but we didn't want to cross the wash and we wanted to protect the rock area because honestly it's beautiful through there. The intent was there a lot to deal with over there. It would be better to try to reach a compromise on this percentage that we're over on this small percentage over, leave all the other disturbance out pear it way down to just the 6 larger lots. This is currently R-1-10. All of those lots if I remember correctly are half an acre, they are way bigger. To just keep it simple, that was the goal.

Wes Jenkins – One of the questions that came up, and I don't know if we ever talked about it, was providing a deceleration lane because your cars are basically going to have to stop to turn in. Did you show that already on your drawings?

Bob Hermandson – Yes there is one into this road location. We have some relocation of this trail.

James Sullivan – It looks like you have a bit of an acceleration lane in there too, but not much. Is that the case?

Bob Hermandson – Well, just with the tie in, to the existing. And obviously this is a right in right out, just to be clear.

Dave Black – The selling point is the fact that you are willing to stay out of this area that is great. I would sell that all the way down the road getting your approvals, I can see why you would want to get up here. What we would focus on is what the appearance is going to be with these walls. I can show you some examples that would look really bad and I can show you some examples that can look really good. I think we would want to focus on the extreme of looking really good. It is certainly going to be noticeable; it's going to stand out as you come up this road. The colors are going to have to match, the material type would have to be quality material. They make really nice big, stacked block walls that have nice color and texture. I would also encourage that we build all the further retaining walls that need to be built at the time of construction and so even the lot down here we stay with that same theme and color and type, so it looks really sharp when you're done.

Bob Hermandson – Great idea, that makes perfect sense.

James Dotson – I agree with everything you said. I use this road a lot and that would be my only concern, as we stand here we see concrete trucks and stuff just flying down the road here and this is a fairly quick turn.

Bob Hermanson – We would just work with Wes with that and if there needs to be an additional amount of turning space here, we will just work with Wes with that.

Jerry Miahara – We could kind of slow this down maybe with a drive approach in here. One of the other things is getting your thoughts on how we can make this slope look better.

Dave Black – If you were willing to do some improvements below the road, like a colored rock, it would have to be really angular to even stay up there. It would be like a rock mulch or something, get the right color to tie into your development, a finished slope more than a raw slope. One good example is the gas company and how they did their perimeter and their slopes and the whole thing.

James Sullivan – Are you all ok with the 40% that they have identified?

Dave Black – It is pretty localized and non-contiguous. I can't see reasons why we would not recommend approval as long as you can make this look nice.

MOTION: James Dotson made a motion to recommend for approval the Chuckwalla subdivision of St. George as they have shown on the plans, we would like the wall type to match, and look really good and be a nice tight wall and to be constructed with the development the property lines that need a rock retaining wall so that everything is continuous and looks really cohesive, we don't see any issue with the disturbance of the 40% slope, it's non-contiguous, it's insignificant approving that entrance and the rock walls along the entrance roadway.

SECOND: Dave Black

AYES (4)

James Sullivan

Dave Black

Russ Owens

James Dotson

NAYS (0)

Motion carries

3. Consider a Hillside Development Permit to allow disturbance of areas in the 20-30%, 30-40% and 40% and above slope areas. This application is a discussion item on a possible future project for commercial development of storage units. The representative is Tim Stewart. Case No. 2023-HS-009.

Jared Bates – We are going to do construction to the parcel to the north that has the smaller hill that you guys are aware of and then off of Curly Hollow we have another project we're working on too. The idea is that we are going to have a lot of clay that is going to become available, and the thought was we have this valley that is here and basically fill the valley with clay. Slope it appropriately and not place it above the existing hills out there. The idea is to try and minimize the impact to adjacent owners. And then to have a potential

commercial development. No cuts to the existing slopes, just basically placing fill. Running an access road from the parcel off of Gap Canyon Pkwy.

Dave Black – How would you handle the drainage?

Jared Bates – We would do a rock lining or whatever we had to do to make it work.

Discussion on where the fill would be placed in reference to where the hills are located.

Wes Jenkins – And you're thinking of the clay and the commercial, why are you thinking that as a use because you're putting in clay?

Tim Stewart – We're trying to find a new location for the clay that is going to be coming out of these parcels. It does keep about 120,000 yards of dirt from traversing our roads. I think it's beneficial for the City and for everyone to keep everything we can right here onsite.

Wes Jenkins – And you think the clay is better for commercial than residential, is that what you are thinking?

Jared Bates – It is better for commercial than residential because you might have one larger building instead of homes. You will minimize landscape watering with commercial, there won't be a bunch of water lines and that sort of thing.

Wes Jenkins – Basically they want to fill these areas in for future development.

Russ Owens – So how will you hide the fill slopes?

Jared Bates – We won't go above the existing mesas that are here.

Russ Owens – I understand that, but if you are across there and looking over here you are going to see the face here, how do you blend in those slopes?

Jared Bates – It would be basically 3:1, it wouldn't be super steep. There is the idea of potentially landscaping.

James Dotson – Not in clay, you would have to cap it.

Jared Bates – We would have a cap on the commercial stuff.

Dave Black – You could tier it.

Wayne Rogers – The nice thing about the tiers is the erosion gets less and less if you get less height. If you notice when you have a slope that top 5 – 10 ft doesn't really do a whole lot, then it starts to get the little fingers down and it erodes out because it picks up the steam as it comes down at that velocity and starts to cut the slope. So, if you can keep those at little benches, down here at the end at least, then you can put a drainage behind each one until you do your development.

Jared Bates – And I think that is all feasible.

Dave Black – That's a good idea, I agree with that. The issue we're dealing with here is that the face of a fill slope looks just like the face of a cut slope. If you have a 30 ft high cut slope that is a scar, as the hillside we look at that and how you are going to address the scar. The face of the fill slope that is 30 ft high is also a scar so what are you going to do to dress that up? That is the thought process. Then we have to start thinking what are we going to do? I would really like to blend the face to this natural terrain. Maybe we can bring the face out close to this ridge there and tie into this ridge and make it look more natural than somebody threw it in there.

Tim Stewart – I think that is a really great thought. I'm going to have an apartment building right there, the back side of the apartment building is going to look directly over this. I want it to look nice.

Discussion continued on what they could do to make it look nicer when they fill in the valleys.

Wes Jenkins – So they are asking for a recommendation similar to what we did on Riverside they want to change the general plan from LDR to COM so they are looking for your recommendation that it would be a good fit to fill this in and change it to a commercial use here.

Tim Stewart – The main purpose is to find a home for this dirt, if we can find a secondary purpose that everybody likes and that we can agree on, then great, we can do that.

MOTION: Dave Black made a motion to recommend for approval a general plan change from LDR to COM. SECOND: Russ Owens AYES (4) James Sullivan Dave Black Russ Owens James Dotson NAYS (0) Motion carries

4. Consider approval of the meeting minutes from the **June 28, 2023**, meeting.

MOTION: Russ Owens made a motion to approve the minutes. SECOND: James Dotson AYES (4) James Sullivan Dave Black Russ Owens James Dotson NAYS (0) Motion carries
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James Sullivan adjourned the meeting.