

**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 a meeting at the referenced site on **Wednesday, August 28, 2024**, commencing on-site at 8:30 a.m.

The agenda for the meeting is as follows:

Call to Order

Discuss conflicts of interest and recusals

1. **Consider a request for a Hillside Development Permit to allow disturbance of areas in the 20-30%, 30-40%, and 40% and above slope areas. This application is required in order to develop the property into single family homes. Applicant Park Bench Partners LLC – , representative, Bob Hermanson. The item will be known as Chandler Heights. Case No. 2024-HS-012.**

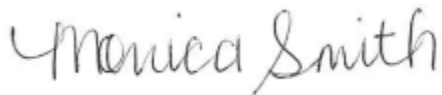
BACKGROUND AND RECOMMENDATION: . In 2013, the Hillside Review Board (HRB) examined an application that would allow the removal of the hill that makes up the subject property. The HRB did determine that the hillside itself was not significant and supported its removal, but was concerned that if approved, it would be removed entirely, in a reasonable amount of time, and not partially remain as a scarred eyesore to the community. At the time the hillside permit was initially approved by the City Council, in December 2015, only phase one of Cottom Cove to the east and south of the subject property had been approved and a handful of homes had been constructed. Due to inaction on the part of the applicant, time lapsed, and the approvals of the hillside permit are null and void. **Meeting time is approximately 8:30 am, River Road across from Fort Pierce Drive.**

2. **Consider a request for a Hillside Development Permit to allow disturbance of areas in the 20-30%, 30-40% and 40% and above slope areas and review possible construction in a rockfall hazard overlay area. The applicant is DSG Engineering, the representative is Mike Terry. The item will be known as Juniper Cove Phase 3. Case No. 2024-HS-003.**

BACKGROUND AND RECOMMENDATION: This was heard by the City Council on August 1, 2024. There was discussion regarding the berm and the rockfall. A motion was made by council member Larkin, "that we do remand this to the hillside committee and ask them to review the second letter that came in from AGECEC and if they wish to move it forward to us to recommend a building pad." In October of 2020, Phase one of Juniper Cove was recorded creating the adjacent lot to the west of the subject property. There is a small outcropping of rock that is in the 20-30% slope category requiring a review by Hillside Review Board. Additionally, the property falls within the rockfall study zone requiring a study to be conducted on the property. The applicant has supplied a slope analysis and a rockfall study that was produced in 2018. The applicant supplied a secondary letter from AGECEC regarding the rockfall area. On August 01, 2024, this request was heard by the City Council and a motion was made to remand this item back to Hillside for further review. **Meeting time is approximately 9:30 am at the Chandler Heights location.**

3. **Minutes**

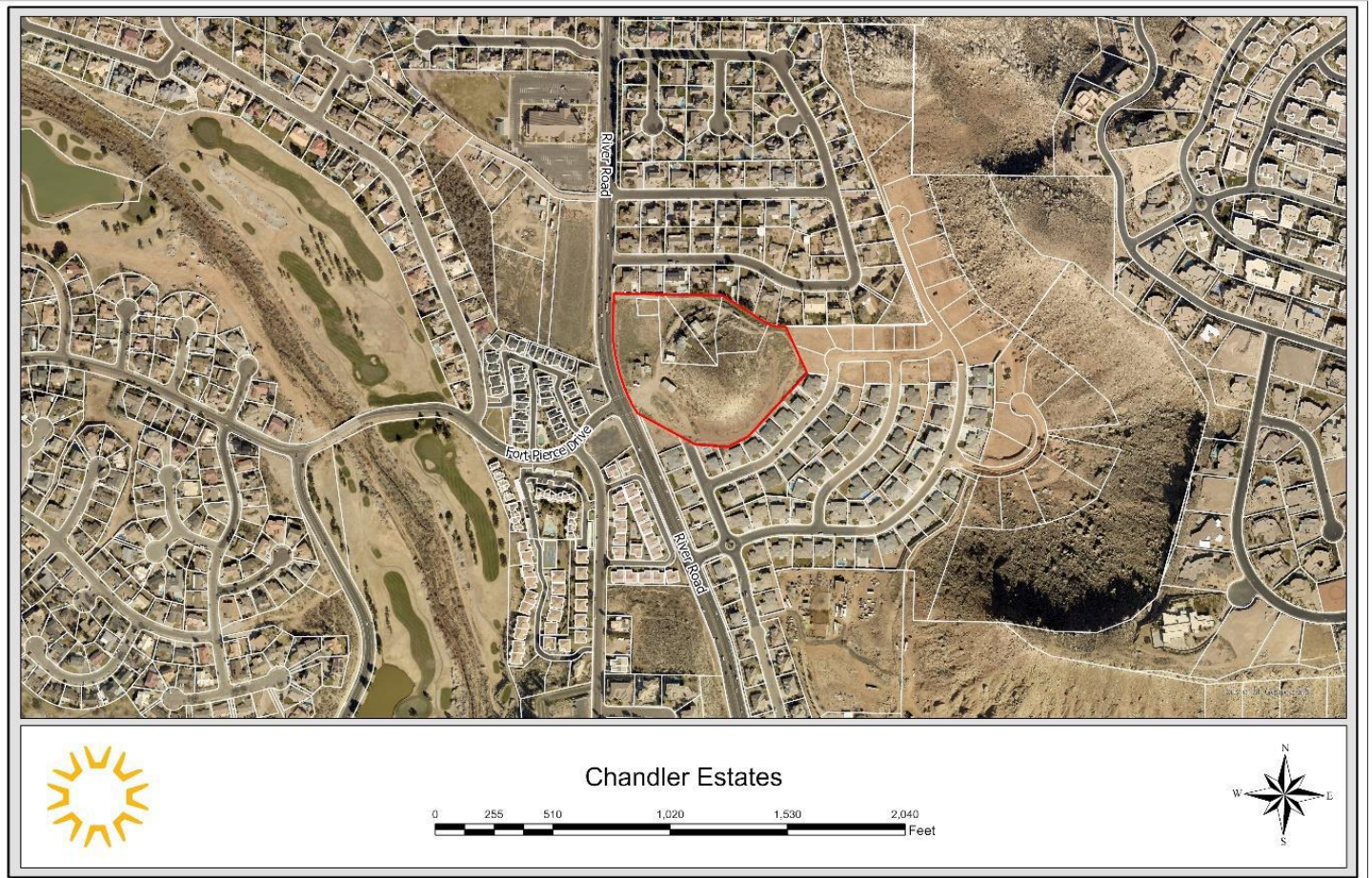
Consider a request to approve the meeting minutes from the August 14, 2024, meeting.



Monica Smith – Development Office Supervisor

REASONABLE ACCOMMODATION: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs.

Item # 1 Meeting Location
River Road across from Fort Pierce Drive



Item #2 Meeting Location
At the Chandler Heights meeting location

HILLSIDE REVIEW BOARD AGENDA REPORT: **11/29/2023**
HILLSIDE REVIEW BOARD AGENDA REPORT: **01/24/2024**
HILLSIDE REVIEW BOARD AGENDA REPORT: **08/27/2024**

Chandler Heights Hillside Development Permit (Case No. 2024-HS-012)		
Request:	Hillside Development Permit to allow disturbance of areas in the 20-30%, 30-40% and 40% and above slope areas. This application is a required in order to develop the property into single family homes.	
Applicant:	Park Bench Partners, PLLC	
Representative:	Bob Hermandson	
Location:	Approximately 1923 S River Road	
General Plan:	LDR (Low Density Residential)	
Existing Zoning:	R-1-10 (Single Family Residential 10,000 sq ft lots)	
Surrounding Zoning:	North	R-1-10 (Single Family Residential 10,000 sq ft lots)
	South	R-1-10 (Single Family Residential 10,000 sq ft lots)
	East	R-1-10 (Single Family Residential 10,000 sq ft lots)
	West	R-1-10 (Single Family Residential 10,000 sq ft lots), C-3 (General Commercial)
Land Area:	9.49 Acres	



Chandler Estates

0 255 510 1,020 1,530 2,040 Feet



BACKGROUND

In 2013, the Hillside Review Board (HRB) examined an application that would allow the removal of the hill that makes up the subject property. The HRB did determine that the hillside itself was not significant and supported its removal, but was concerned that if approved, it would be removed entirely, in a reasonable amount of time, and not partially remain as a scarred eyesore to the community. At the time the hillside permit was initially approved by the City Council, in December 2015, only phase one of Cottom Cove to the east and south of the subject property had been approved and a handful of homes had been constructed. Due to inaction on the part of the applicant, time lapsed, and the approvals of the hillside permit are null and void.

Initially, the applicant applied for a hillside permit requesting to remove the hill as before. After an initial HRB meeting in November of 2023, the applicant decided to revise the concept of the proposed development. In the currently proposed layout, the hill, which was previously proposed to be removed, will stay in place. This current layout depicts the homes (single family, duplex and four-plex) at the base of the hill, fairly secluded from River Road. A zone change to PD-R along with a plat would be required after this hillside step.

The Hillside Review Board held a public meeting in January. At that meeting the board and recommended approval and commented: *“the access road, whether it terminates into a turnaround or goes all the way through will be dealt with through staff and the City depending on what type of emergency access requirements are me. We reviewed the area, and it has been pretty well disturbed before and that the rock wall slopes be armored and colored the same as the existing slopes.”* **The reason the project is back before the Hillside Review Board is that there were some changes to the site plan such as lengthening driveways to meet code, shifting of the circumference road to accommodate those adjustments, etc. Because of this, the development (particularly on the north side of the site) has shifted farther into the hillside. Because of this, staff wanted HSRB thoughts on the changes.**

APPLICABLE ORDINANCE(S) *(Selected portions)*

10-13A-1: Density and Disturbance Standards

- A. The hillside development overlay zone (HDOZ) limits development densities and provides specific development incentives to transfer underlying zone densities from hillsides (sending areas) to less steep slopes or more safe development areas (receiving areas), within a development.
- B. For those portions of a proposed development with natural slopes twenty percent (20%) or less, development density follows the density and development standards in the underlying zone.
- C. For those portions of a proposed development with natural slopes from twenty-one percent (21%) to thirty percent (30%), development activity shall not disturb more than thirty percent (30%) of the parcel within this slope category.

D. For those portions of a proposed development with natural slopes from thirty-one percent (31%) to forty percent (40%), development activity shall not disturb more than five percent (5%) of the area within this slope category.

E. A proposed development may not disturb slopes in excess of forty percent (40%).

10-13A-2: Slope and Slope Areas Determined

A. Slope shall be determined for each significant portion of development parcel.

B. *Procedure:* The applicant shall map the location of the natural slope by using the following procedure:

1. *Preparation of Contour Maps:* The applicant shall submit an accurate, current contour map, prepared and certified by a licensed professional engineer or surveyor, which shows all land contours at intervals no greater than five feet (5'), drawn at a one inch equals one hundred feet (1" = 100') scale maximum.

2. *Verification through Field Surveys:* The city engineer or designee may require the applicant to submit a field survey to verify the accuracy of the contour map.

C. *Determination of Slope Areas:* Using the contour map, natural slopes shall be calculated using points identified as natural slopes of twenty percent (20%), thirty percent (30%), and forty percent (40%), and shall be located on the contour map and connected by a continuous line. That area bounded by said lines and intersecting property lines shall be used for determining project density. Small washes or outcrops, which have slopes distinctly different from surrounding property, and are not part of the contiguous topography, may be excluded from the slope determination.

EXHIBITS PROVIDED

1. Exhibit A – Updated drawings

“Exhibit A” are drawings submitted to the City on August 15, 2024.

2. Exhibit B – Cut/Fill Map

“Exhibit B” in the packet shows the Cut/Fill Map.

3. Exhibit C – Grading Plan

“Exhibit C” in the packet is the Grading Plan.

4. Exhibit D – Slope Analysis

“Exhibit D” in the packet is an analysis of the slope.

5. Exhibit E – November 6, 2023, AGEC Letter
“Exhibit E” in the packet is a letter provided by AGEC

RECOMMENDATION

Section 10-13A-8(B)(1) of the “Hillside Review Board Powers and Duties” states that the hillside board can make recommendations to “adopt, modify or reject a proposal” to the Planning Commission (PC).

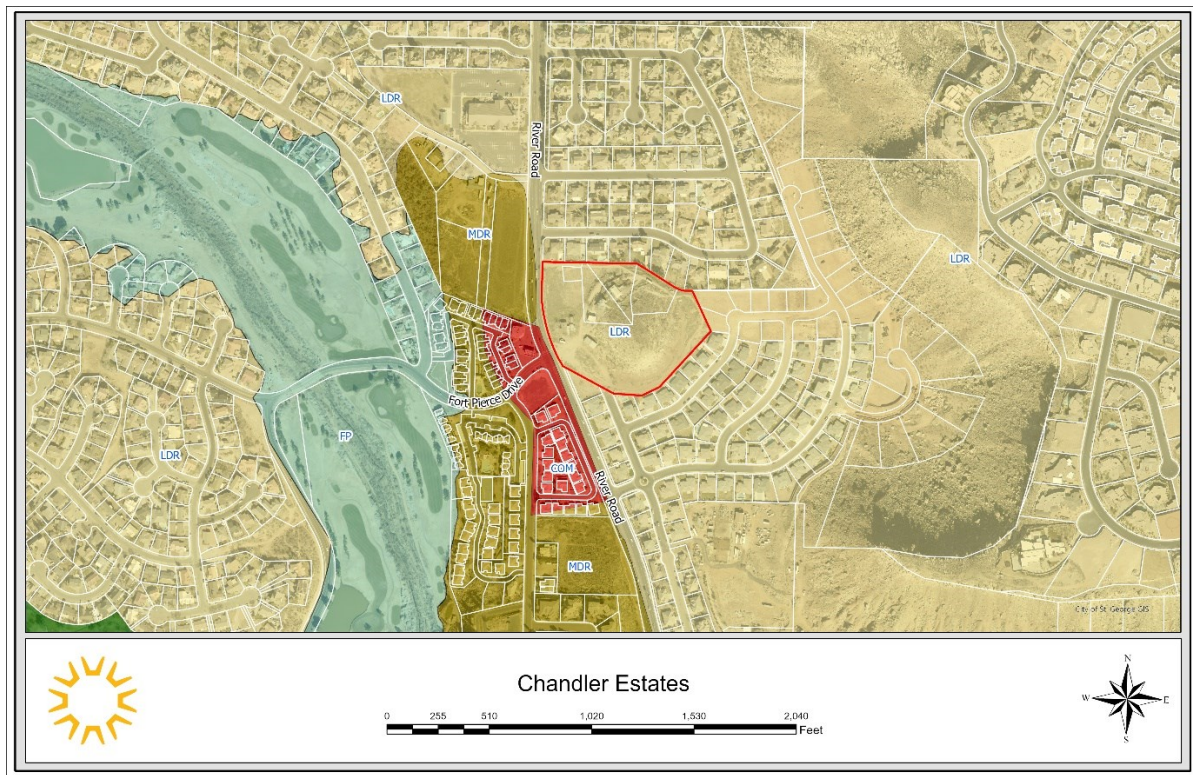
The Hillside Review Board, at their meeting of January 24, 2024, recommended approval of the application with the following condition:

1. that the rock wall slopes be armored and colored the same as the existing slopes.”

MODEL MOTION

“I move that we approve the Chandler Heights hillside permit, application number 2024-HS-012, based on the findings and subject to the recommendations of the Hillside Review Board as listed in the staff report.”

General Plan – LDR - Low Density Residential



Zoning – R-1-10-(Single Family Residential 10,000 sq ft lots)

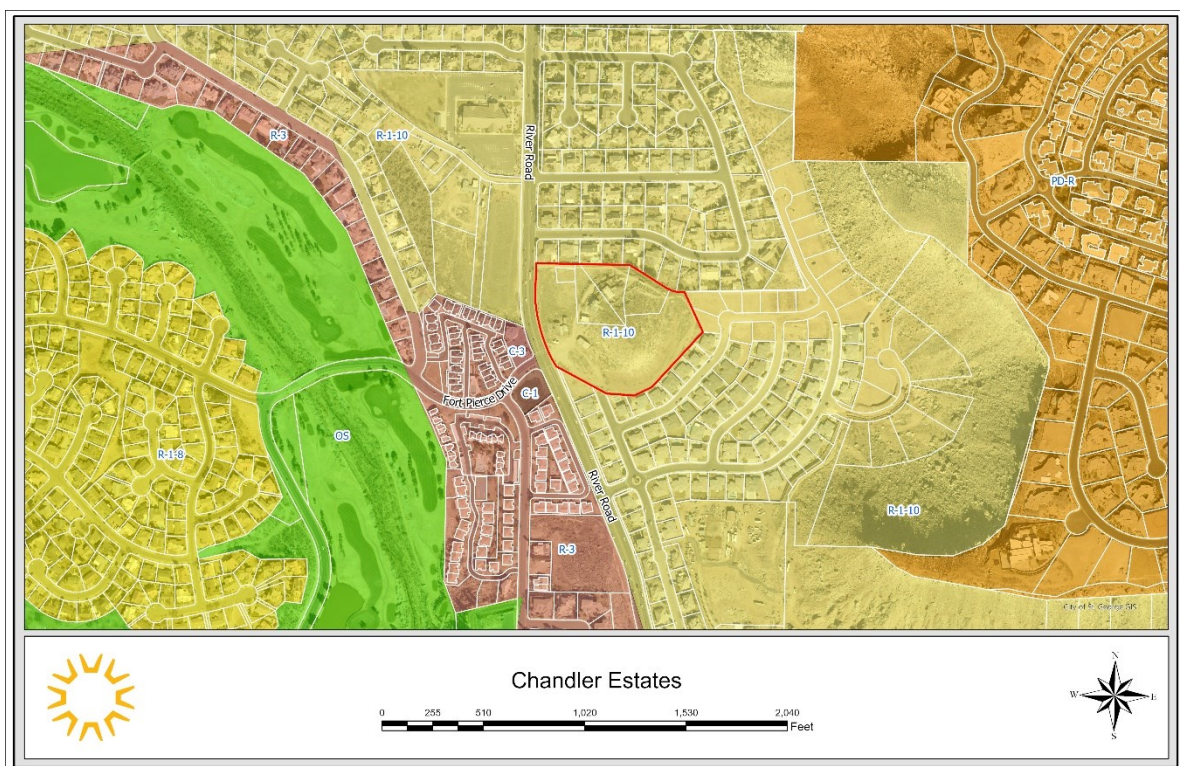
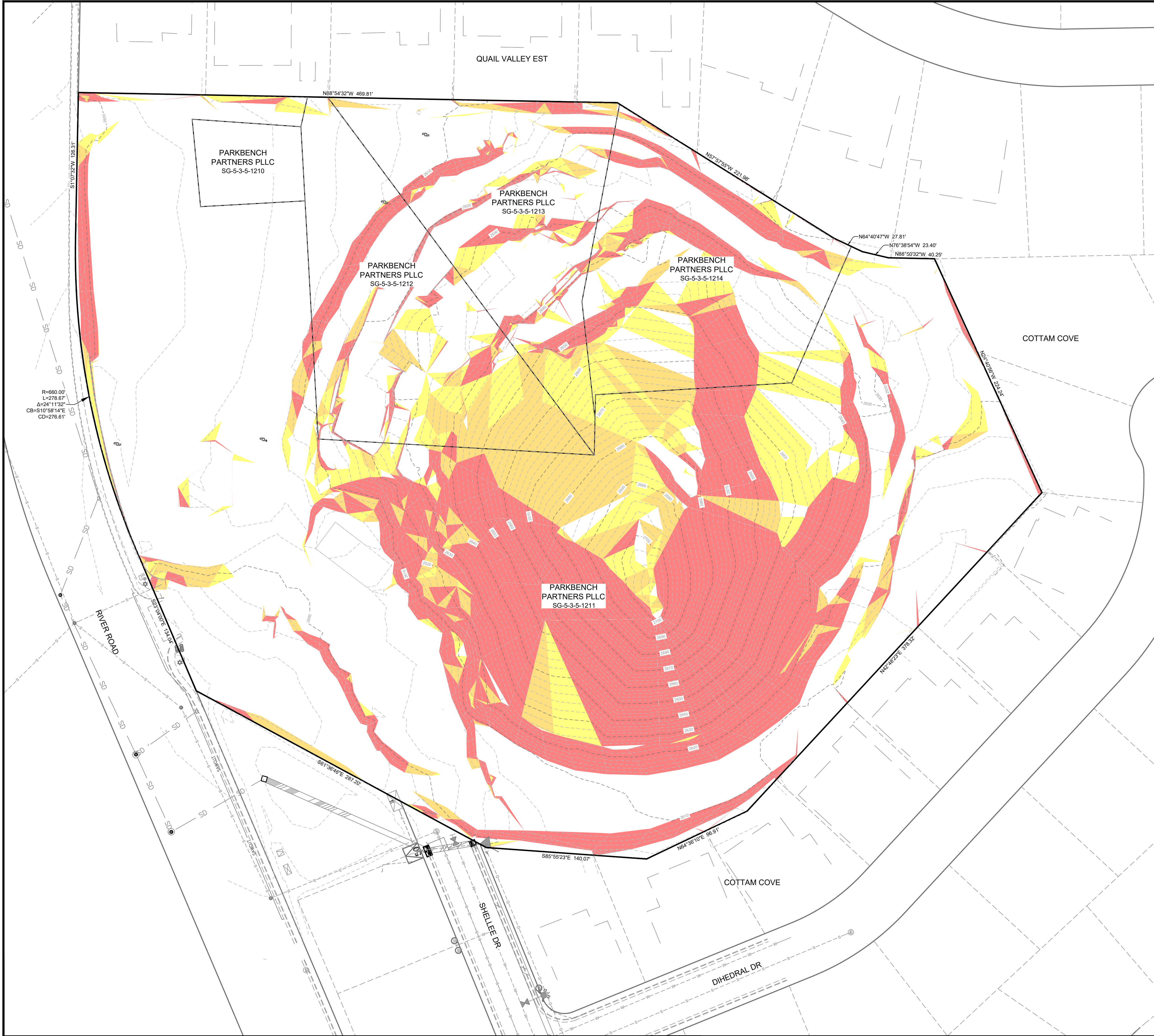


EXHIBIT A

Updated Drawings



LEGEND

- RIGHT-OF-WAY LINE
- PROPOSED CURB & GUTTER
- EXISTING CURB & GUTTER
- PROPOSED STACKED ROCK RETAINING WALL
- DRAINAGE CHANNEL FLOW LINE
- EXISTING LOT LINE

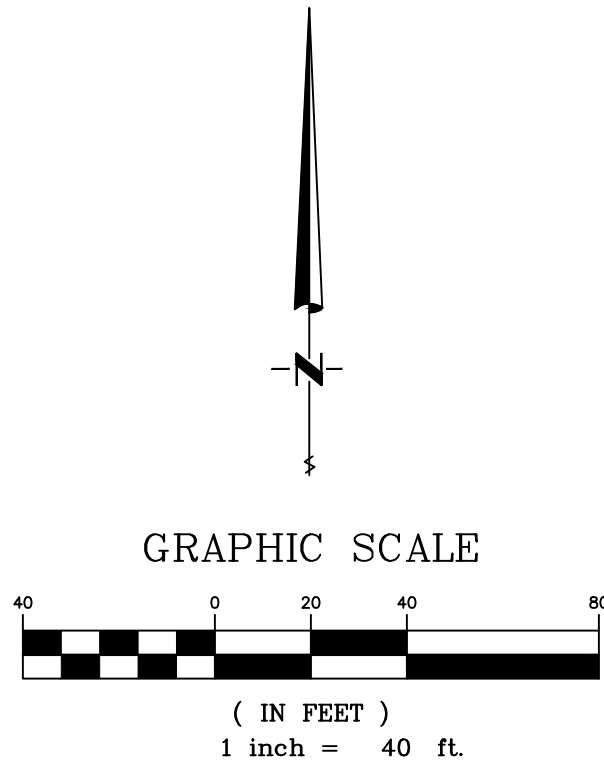
PROPOSED ASPHALT

PROPOSED CONCRETE

20.00% - 29.99% SLOPE

30.00% - 39.99% SLOPE

40.00% - 99.99% SLOPE



OWNER / DEVELOPER
PARKBENCH PARTNERS PLLC

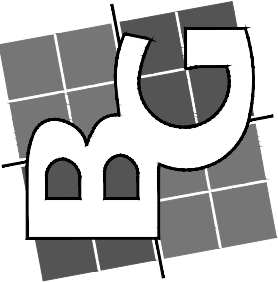
LORI KILLPACK
loritovey.realtor@gmail.com
(801) 631-8538
1593 N. PARK AVE.
WASHINGTON, UT 84780

ENGINEERING CONTACT

BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST GEORGE, UT 84770

RICK MEYER
(435) 673-2337

BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com

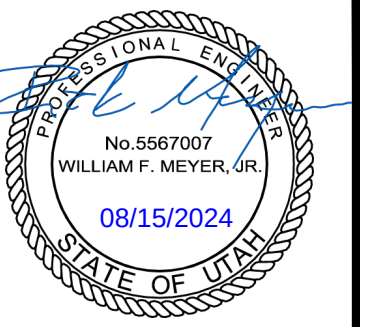
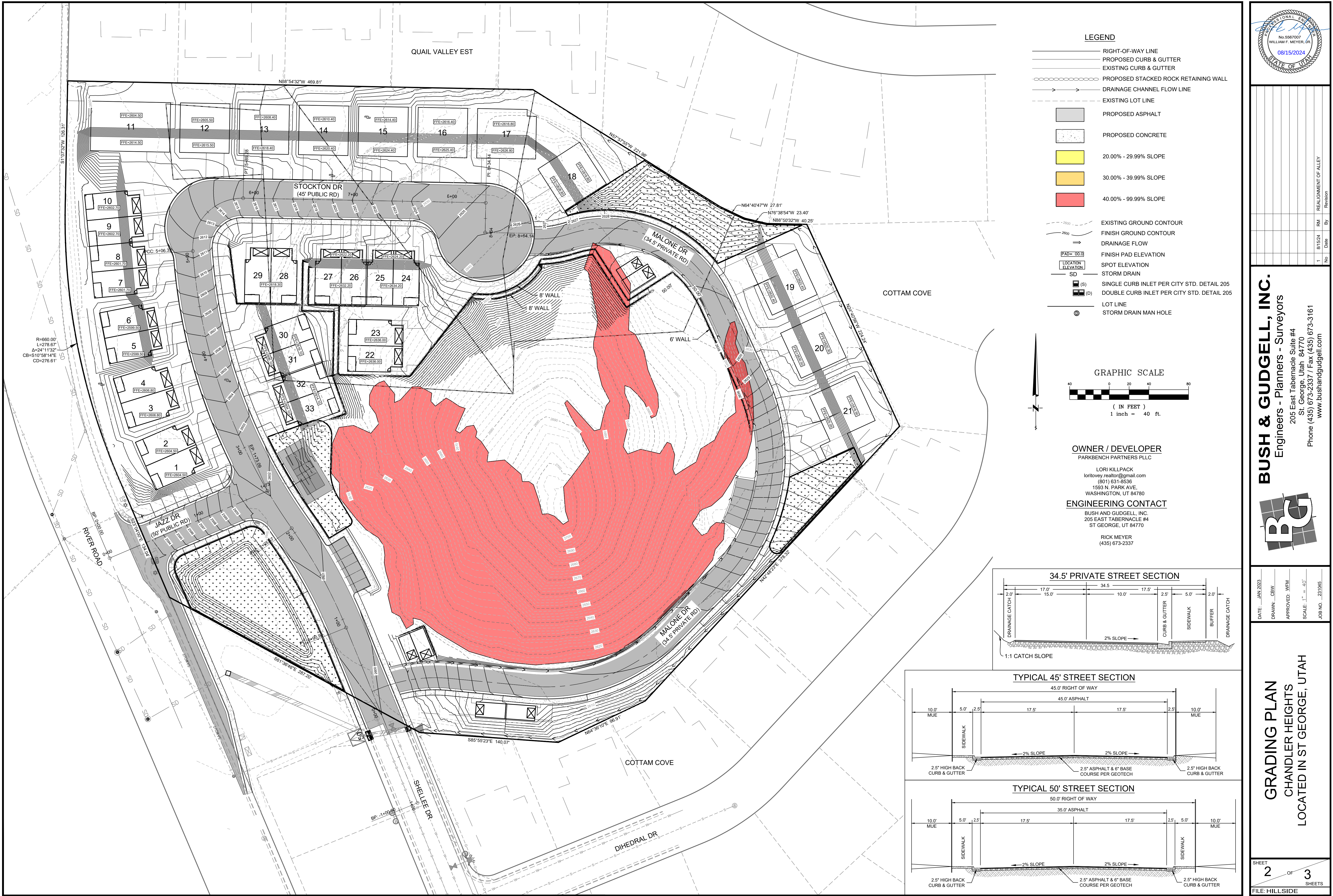


DATE: JAN 2023
DRAWN: CBW
APPROVED: WFM
SCALE: 1" = 40'
JOB NO. 231045

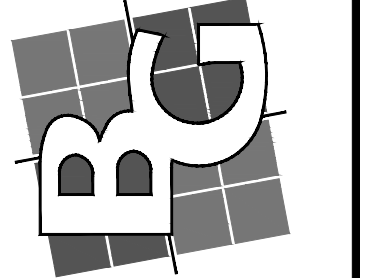
HILLSIDE MAP
CHANDLER HEIGHTS
LOCATED IN ST GEORGE, UTAH

SHEET
1 OF 3
SHEETS

FILE: HILLSIDE



BUSH & GUDGELL, INC.
Engineers - Planners - Surveyors
205 East Tabernacle Suite #4
St. George, Utah 84770
Phone (435) 673-2337 / Fax (435) 673-3161
www.bushandgudgell.com



DATE: JAN 2023
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GRADING PLAN
CHANDLER HEIGHTS
LOCATED IN ST GEORGE, UTAH



QUAIL VALLEY EST

STOCKTON DR
(45' PUBLIC RD)

JAZZ DR
(50' PUBLIC RD)

RIVER ROAD

COTTAM COVE

COTTAM COVE

SHELLE DR

DIHEDRAL DR



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

OWNER / DEVELOPER
PARKBENCH PARTNERS PLLC

LORI KILLPACK
loritovey.realtor@gmail.com
(801) 631-8536
1503 N. PARK AVE.
WASHINGTON, UT 84780

ENGINEERING CONTACT

BUSH AND GUDGELL, INC.
205 EAST TABERNACLE #4
ST GEORGE, UT 84770

RICK MEYER
(435) 673-2337

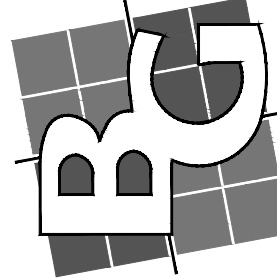
EARTHWORK QUANTITIES

CUT 18,200 CY
FILL 29,160 CY
NET IMPORT 10,960 CY

MAX CUT 24.1 FT
MAX FILL 17.3 FT

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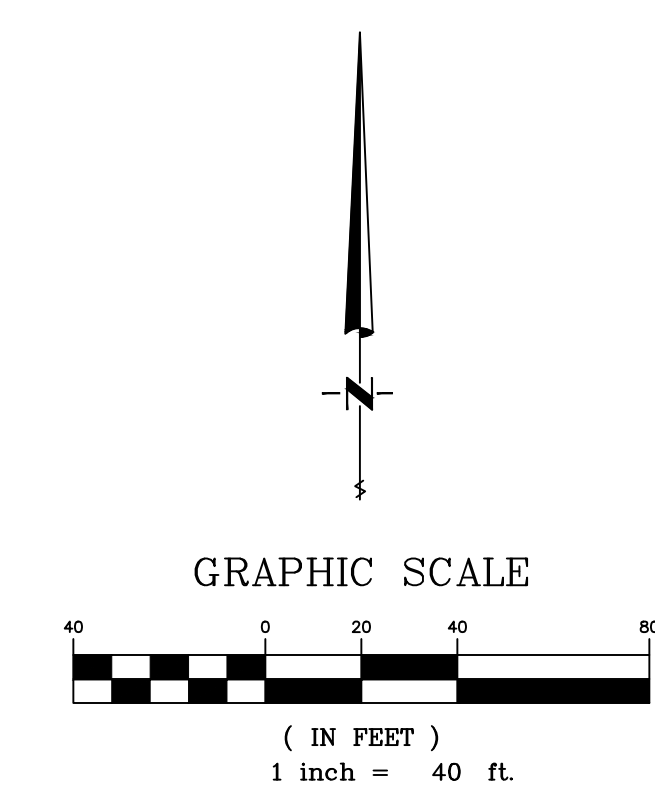
DATE: JAN 2023
DRAWN: CBW
APPROVED: WFM
SCALE: 1" = 40'
JOB NO. 231045

CUT FILL MAP
CHANDLER HEIGHTS
LOCATED IN ST GEORGE, UTAH

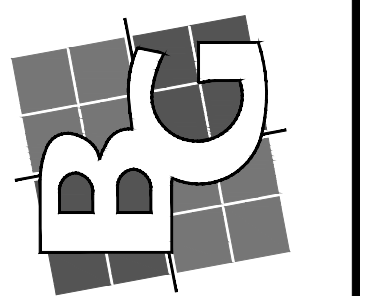
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3 OF 3
SHEETS
FILE: HILLSIDE

EXHIBIT B

Previous Cut/Fill Map



EARTHWORK QUANTITIES	
CUT	18,125 CY
FILL	32,201 CY
NET IMPORT	14,076 CY
MAX CUT	16.1 FT
MAX FILL	14.4 FT



DATE: JAN 2023
DRAWN: CBW
APPROVED: WFM
SCALE: 1" = 40'
JOB NO. 231045

CUT FILL MAP
CHANDLER HEIGHTS
LOCATED IN ST GEORGE, UTAH

SHEET
3 OF 3
SHEETS
LE: HILLSIDE

EXHIBIT C

Previous Grading Plan Map

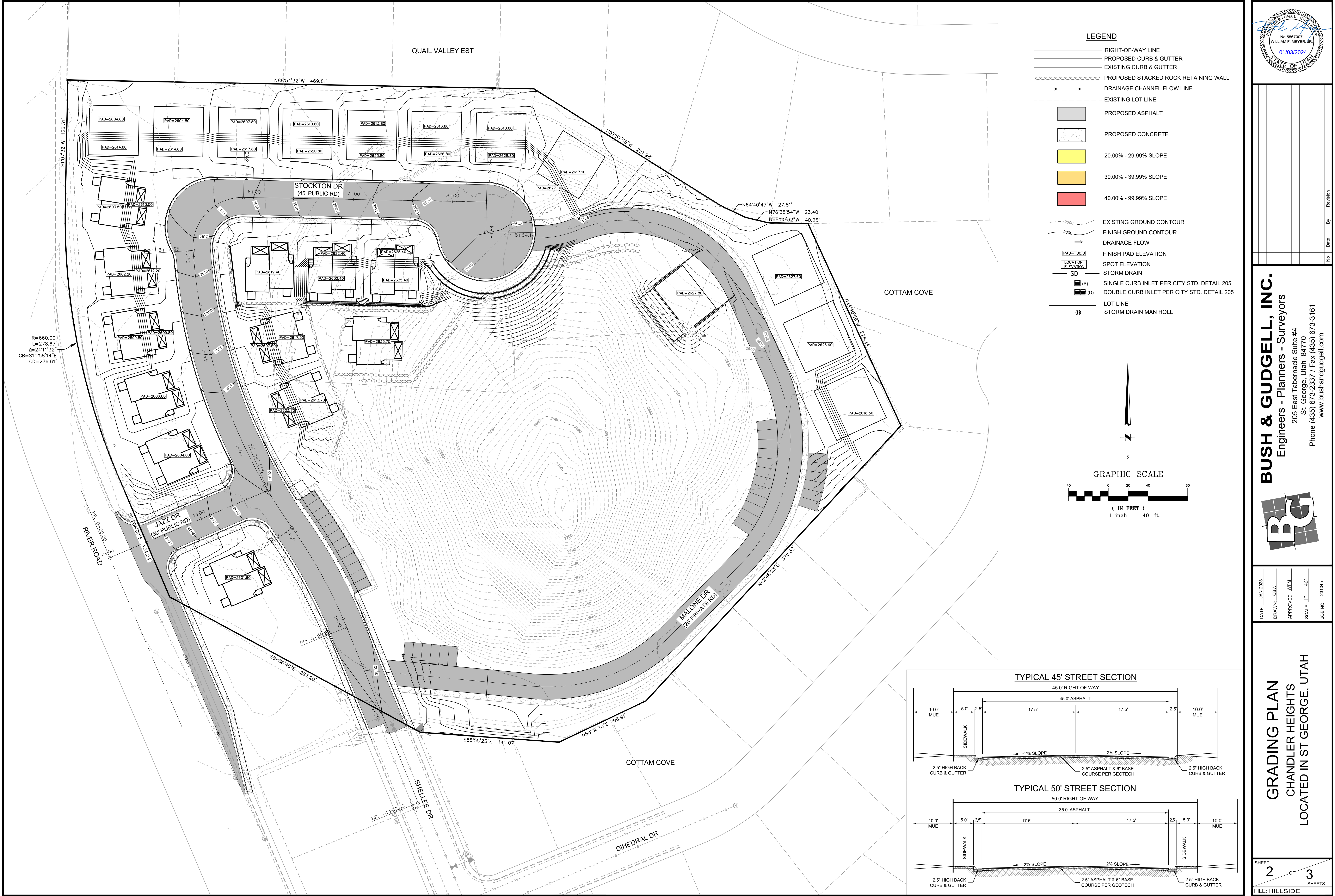


EXHIBIT D

Previous Slope Analysis

EXHIBIT E

AGEC Letter



November 6, 2023

Parkbench Partners, PLLC
193 North Park Ave.
Washington, Utah 84780

Attn: Lori Killpack

Subject: Geologic Review and Hillside Evaluation
East of Intersection of Ft. Pierce Dr. and River Road
St. George, Utah
AGEC Project No. 2232112

Applied Geotechnical Engineering Consultants, Inc. (AGEC) was requested to evaluate the property for the proposed grading and to determine the potential for geologic hazards at the site.

AGEC previously has provided geotechnical consultation with regards to the suitability of the property for use as borrow or aggregate materials. In addition, AGECEC has provided consultation previously for the site to a previously planned development. AGECEC provided a geotechnical and hillside study for the Cottom Cove development to the south and east of the property. The information from these studies was evaluated in preparation of this report.

SCOPE OF WORK

The references for these studies are listed below:

- Hillside Review, Geologic Hazard Assessment and Geotechnical Study, by AGECEC, Project No. 2121027, dated December 14, 2012.
- Material Suitability Report, Jones Hills (same property), AGECEC Project No. 2200296, dated February 4, 2020.
- Rock wall Designs and Material Evaluation, AGECEC Project No. 2180256, March 6, 2018.

AGECEC has also reviewed the proposed grading plan prepared by Bush & Gudgeon Engineering, Inc. provided on November 6, 2023.

The geologic conditions at the site were evaluated using the Geologic Map for the St. George Quadrangle Utah Geological Survey (UGS) Map 251, dated 2011, by Hayden and Willis. The geologic hazard map, by Lund et al, dated 2008 was also utilized in our literature review.

SITE CONDITIONS

The site is located east of River Road across from the intersection of Ft. Peirce Drive and River Road. The site consists of a large knoll that is approximately 100 feet in height. The hill peaks with a small knoll at the top. There are existing residences to the east, south and north. The western and northwestern portion of the property is a slope to flat area along River Road where existing debris, farm equipment and small storage sheds exist. There are also several existing structures on the northwest side of the property. An aerial map of the property is shown below (Figure 1).



Figure 1, site location map

GEOLOGIC CONDITIONS

Based on our review of the literature along with our site visit, the upper approximately 50 to 70 feet of the knoll consists of sandstone and is underlain by interlayered siltstone and fine grained sandstone. The contact zone between members is dipping down to the northeast. The majority of the hillside will be the yellowish brown sandstone (Upper Sandstone). The geologic mapping is shown below:

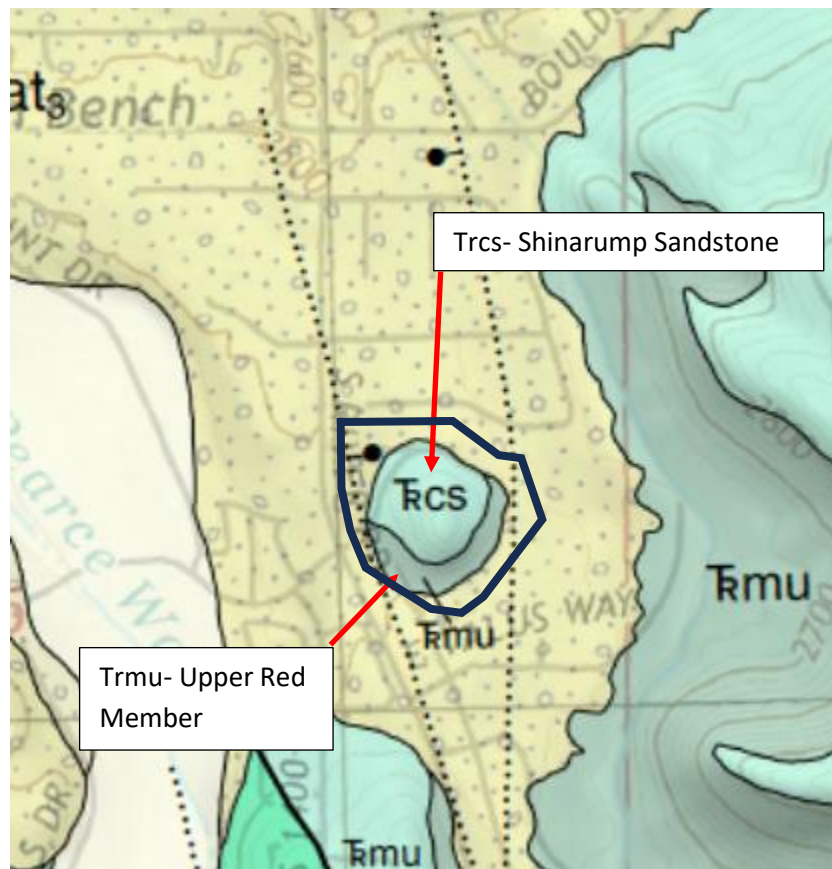


Figure 2, Geologic Map, St. George Quadrangle UGS Map 251, 2011, Hayen and Willis.

Each of the rock material types are described below:

Trcs- Shinarump Sandstone: The upper sandstone is the light brown to yellowish material shown in the photos below and is the Shinarump Member of the Peterified Forest Formation. This material is moderately hard to hard and will require blasting to excavate.

Trmu Upper Red Member: The lower sandstone/siltstone material that is red in color is the Upper Red Member of the Moenkopi Formation. It is moderately hard, but typically can be excavated without blasting. It will require heavy duty excavation equipment to remove. The photo (photo No. 1) below illustrates the two types of materials at the site.

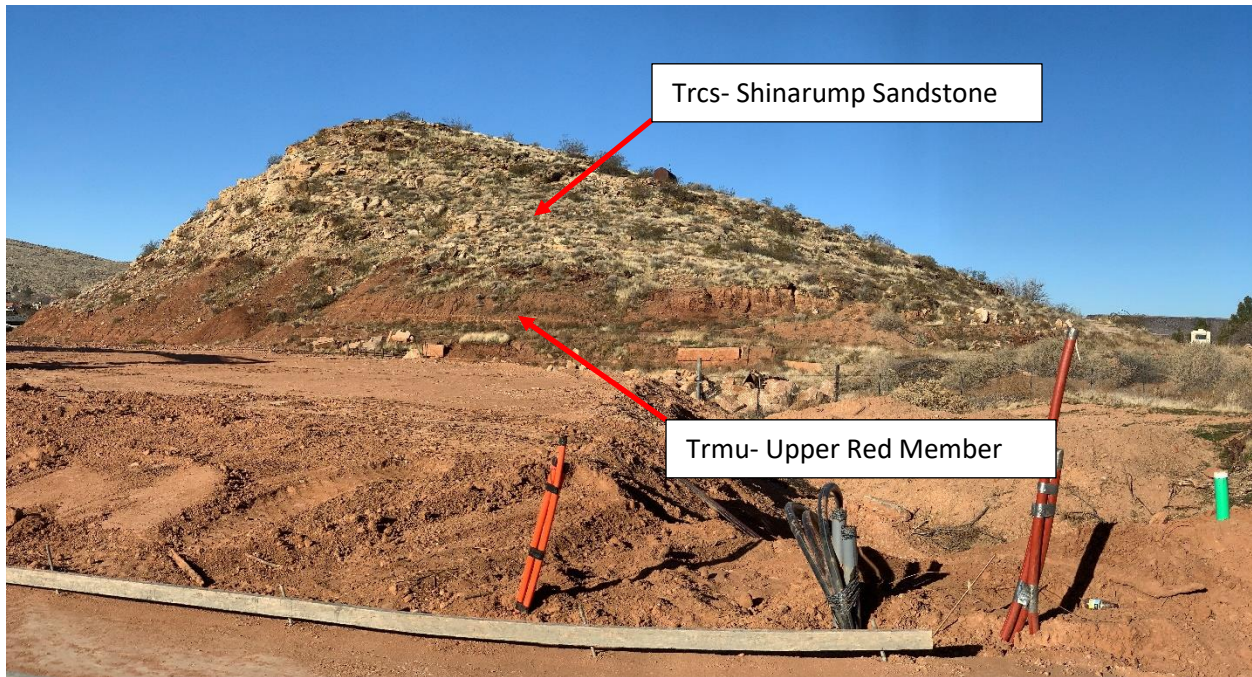


Photo No. 1 – view of Jones Hill looking west to slightly NW.

GEOLOGIC HAZARDS

AGEC has reviewed the potential geologic hazards at the site. The following were identified as a concern:

- Hard Rock – will be excavated/blasted and removed.
- Rock Fall - will be excavated/blasted and removed.
- Earthquake/Fault - The St. George Fault is mapped by Christenson and Dean (1983), Lund and others (2008). Based on the mapping the inferred or concealed location of the fault extends in a north-south direction along both sides of the knoll as shown in the map below, Figure 3. Based on the

mapping, a site specific surface fault rupture study is not recommended unless a critical structure such as a medical facility or school is planned. The planned use of the site being single family residential, it is not required. In addition, our conversations with Utah Geological Survey (UGS) professional geologists, indicate the ST. George Fault is not considered active and is not a restriction in the area of development.

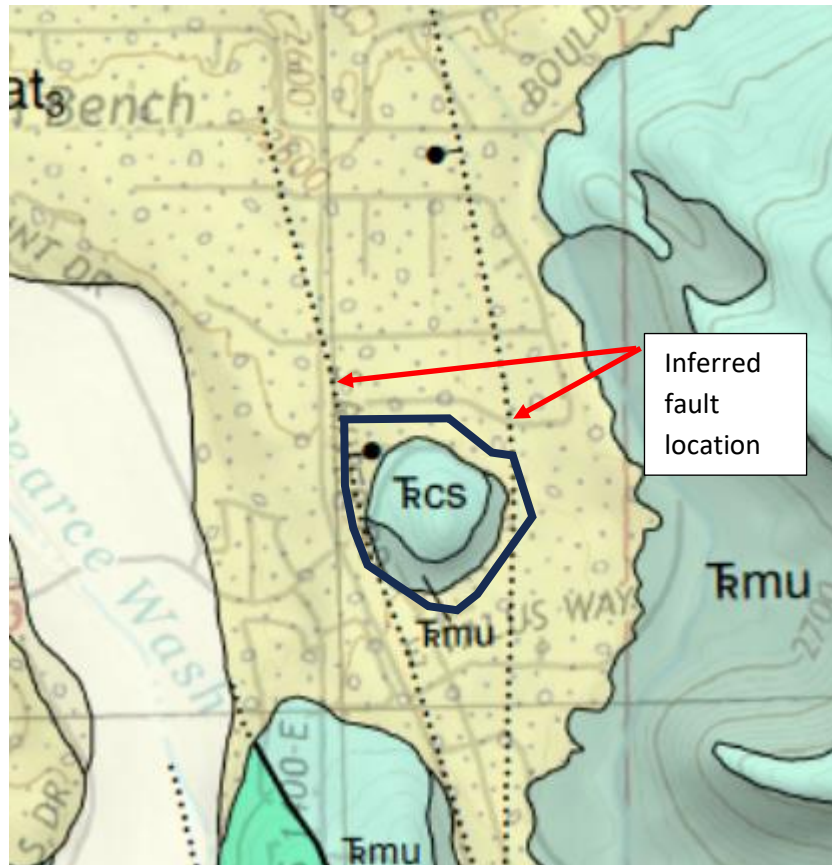


Figure 3, Geologic Map with inferred fault location on both sides of the knoll.

PROPOSED GRADING/DEVELOPMENT

We understand that it is proposed to remove the hill and export as structural fill materials for various projects. The grading will require upwards of a 100 foot cut and a few feet of fill, exporting on the order of 268,000 cubic yards and filling on site approximately 10,000 cubic yards. AGECE has reviewed the grading plan prepared by Bush & Gudgell Engineering, Inc. The plan shows 42 lots will be subdivided as shown on the cut-fill map shown below.



Figure 4, cut-fill map of the proposed grading, showing 42 lots, prepared by B&G.

CONCLUSIONS

The site is suitable for the proposed future residential development. Following removal of the materials and prior to placing fills on the northwest portion of the site, AGECE should verify the conditions exposed at that time.

The site may be used as structural fill materials. Our experience in the area has shown the upper sandstone (Shinarump Sandstone) it is suitable for rock stacking and makes suitable structural fill. It will likely require processing to provide a suitable size for use as fill. Depending on the blasting technique used, the material may need to be screened or crushed. Our experience has also shown that this material meets the requirements for Type I, but is marginal to meet the requirements for Type II (basecourse) for St. George

City requirements. We anticipate increase in volume of 15-20 percent depending on the final in-place use of the material.

The lower bedrock (Upper Red Member) will also be suitable for use as structural fill. It can be processed to the appropriate size typically with steel tracking or sheeps foot compaction. There are layers within this zone that may be hard and require additional effort to break down to suitable size for a compacted fill material. The material is not suitable for rock stacking material.

LIMITATIONS

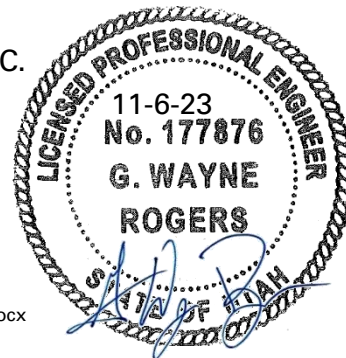
This report has been prepared in accordance with generally accepted soil and foundation engineering practices in the area for the use of the client for design purposes. The conclusions and recommendations included within the report are based on the information obtained from the geologic review and our observations of the site conditions and our experience in the area. Variations in the subsurface conditions may not become evident until excavation is conducted. If the subsurface conditions are found to be significantly different from those described above, we should be notified to reevaluate our recommendations.

If you have any questions or if we can be of further service, please call.

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.

G. Wayne Rogers, P.E.

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HILLSIDE REVIEW BOARD AGENDA REPORT: **02/28/2024**
 PLANNING COMMISSION AGENDA REPORT: **07/09/2024**
 CITY COUNCIL AGENDA REPORT: **08/01/2024**
 HILLSIDE REVIEW BOARD AGENDA REPORT: **08/28/2024**

Juniper Cove Phase 3 Hillside Development Permit (Case No. 2024-HS-003)		
Request:	A Hillside Development Permit to allow disturbance of areas in the 20-30%, 30-40% and 40% and above slope areas and review possible construction in a rockfall hazard overlay area.	
Applicant:	DSG Engineering	
Representative:	Mike Terry	
Location:	Just east of the Marblewood Drive/Walnut Canyon Drive Intersection	
General Plan:	OS (Open Space)	
Existing Zoning:	R-1-8 (Single Family Residential, 8,000 ft ² lots)	
Surrounding Zoning:	North	R-1-8 (Single Family Residential, 8,000 ft ² lots)
	South	R-1-8 (Single Family Residential, 8,000 ft ² lots)
	East	R-1-8 (Single Family Residential, 8,000 ft ² lots)
	West	R-1-8 (Single Family Residential, 8,000 ft ² lots)
Land Area:	Approximately 11,366 ft ² (0.26 acres)	



Juniper Cove Phase 3



BACKGROUND

This was heard by the City Council on August 1, 2024. There was discussion regarding the berm and the rockfall. A motion was made by council member Larkin, “that we do remand this to the hillside committee and ask them to review the second letter that came in from AGEK and if they wish to move it forward to us to recommend a building pad.”

In October of 2020, Phase one of Juniper Cove was recorded creating the adjacent lot to the west of the subject property. At the time, lot 15 was the only lot created on the south side of Walnut Canyon Drive. As the property owner has analyzed the property further, they feel they could likely create an additional lot before the property gets rockier to the north-east. There is a small outcropping of rock that is in the 20-30% slope category requiring a review by the Hillside Review Board. Additionally, the property falls within the rockfall study zone requiring a study to be conducted on the property. The applicant has supplied a slope analysis and a rockfall study that was produced in 2018.

APPLICABLE ORDINANCE(S) (Selected portions)

10-13A-1: Density and Disturbance Standards

- A. The hillside development overlay zone (HDOZ) limits development densities and provides specific development incentives to transfer underlying zone densities from hillsides (sending areas) to less steep slopes or more safe development areas (receiving areas), within a development.
- B. For those portions of a proposed development with natural slopes twenty percent (20%) or less, development density follows the density and development standards in the underlying zone.
- C. For those portions of a proposed development with natural slopes from twenty-one percent (21%) to thirty percent (30%), development activity shall not disturb more than thirty percent (30%) of the parcel within this slope category.
- D. For those portions of a proposed development with natural slopes from thirty-one percent (31%) to forty percent (40%), development activity shall not disturb more than five percent (5%) of the area within this slope category.
- E. A proposed development may not disturb slopes in excess of forty percent (40%).

10-13A-2: Slope and Slope Areas Determined

- A. Slope shall be determined for each significant portion of development parcel.
- B. *Procedure:* The applicant shall map the location of the natural slope by using the following procedure:

1. *Preparation of Contour Maps:* The applicant shall submit an accurate, current contour map, prepared and certified by a licensed professional engineer or surveyor, which shows all land contours at intervals no greater than five feet (5'), drawn at a one inch equals one hundred feet (1" = 100') scale maximum.
 2. *Verification through Field Surveys:* The city engineer or designee may require the applicant to submit a field survey to verify the accuracy of the contour map.
- C. *Determination of Slope Areas:* Using the contour map, natural slopes shall be calculated using points identified as natural slopes of twenty percent (20%), thirty percent (30%), and forty percent (40%), and shall be located on the contour map and connected by a continuous line. That area bounded by said lines and intersecting property lines shall be used for determining project density. Small washes or outcrops, which have slopes distinctly different from surrounding property, and are not part of the contiguous topography, may be excluded from the slope determination.

10-13B-2: Development in Geologic Hazard Areas

A. *Geologic Hazard Areas (UGS 1 – 4: subsections A1 through A4 of this section):* For any development in the city with a geologic hazard listed below, applicant shall submit a report prepared by a qualified, licensed geologist specializing in engineering geology, or a licensed civil engineer, trained and experienced in the practice of geotechnical engineering. Development in the geologic hazard overlay for high category rockfall areas shall be reviewed by the hillside review board.

1. Surface fault rupture and earthquake: well-defined Holocene, and well-defined fault areas, red and purple lines/categories (extending five hundred feet (500') on the downthrown side and two hundred fifty feet (250') on the upthrown side of each red/purple fault line).
2. Liquefaction: Very High category.
3. Landslide: Very High category.
4. Rockfall: High category.

B. *General Requirements for Development in a Geologic Hazard Area:*

1. Submit a site-specific report prepared by a qualified, licensed geologist specializing in engineering geology, or a licensed civil engineer, trained and experienced in the practice of geotechnical engineering with the following minimum requirements:
 - a. Identify all geologic hazard areas (UGS 1 – 4: subsections A1 through A4 of this section);

- b. Identify any other geologic hazards, not listed above (UGS 1 – 4: subsections A1 through A4 of this section), which present an unacceptable risk to development;
- c. Demonstrate which areas of the development are suitable for the proposed use;
- d. Recommend specific measures necessary to make the land suitable for the proposed use;
- e. Recommend the optimal placement of all structures, roadways, utilities, trails and infrastructure in relation to the geologic hazard area;
- f. Slope stability analysis: conclusions and recommendations concerning the effects of material removal, introduction of water, both on and off site, including, where applicable, on mesa tops, seismic activity, and erosion on slope stability;
- g. Foundation investigation: conclusions and recommendations concerning the effects of soil conditions on foundation and structural stability, including bearing capacity, sheer strength, and shrink/swell potential of soils;
- h. Spring location: the location and yield of springs and seeps which shall be shown on the site plan;
- i. Structural features: structural features including any geological limitations;
- j. Surface hazards: existence of surface hazards including potential for rockfalls and toppling failures to cliffs, slopes and overhangs above the subject property; and
- k. Effect of geologic conditions: conclusions and recommendations regarding the effect of geologic conditions on the proposed development, together with recommendations identifying the means proposed to minimize any hazard to life or property, or adverse impact on the natural environment.

2. The city shall review the applicant's report. If the applicant's report is deemed adequate by the city engineer or designee, development may proceed if the report recommendations are followed. If the report is deemed incomplete or inadequate by the city engineer or designee, the development application shall be denied. If denied, the applicant may request an independent review, and the city engineer or designee may order a review by independent, qualified professionals. The professionals selected by the city shall review and prepare written findings and comments on the applicant's report. The cost of the independent, qualified professionals shall be paid to the city by applicant. Applicant may develop if the independent review and written findings and comments are implemented, in addition to any nonconflicting recommendations in the initial report of applicant. The city engineer or designee is the land use authority for the decision. The reports shall be specifically identified on the plat and available to all owners and interested parties.

3. All development shall be outside the geologic hazard areas in subsections A1 through A4 of this section, unless:

a. The city has accepted applicant's report, prepared by a qualified, licensed geologist specializing in engineering geology or a licensed professional engineer trained and practicing in the field of geotechnical engineering, and it recommends development, and shows hazards can be adequately mitigated for the proposed land use;

b. If the city has not accepted applicant's report, the applicant also adopts and implements the independent review and writing findings and comments, in addition to any nonconflicting recommendations in applicant's report;

c. All report recommendations, and HDOZ permit conditions (when required), are adopted by the city and are conditions of development.

4. Hold the city harmless from all claims resulting from any damage related to development within a geologic hazard area by executing a "geologic hazard disclaimer of liability and agreement" and by placing a "notice of hazard" on the final plat.

5. The applicant may appeal a decision in accordance with chapter 3 of this title.

C. *Compliance*: No structure or land shall be constructed, located, extended, converted or altered without full compliance with the terms of this chapter and other applicable regulations.

D. *Abrogation and Greater Restrictions*: This chapter is not intended to repeal, abrogate or impair any existing easement, covenant or deed restriction; however, where this chapter and another ordinance, easement, covenant or deed restriction conflict or overlap, the more stringent restriction shall prevail.

E. *Interpretation*: In the interpretation and application of this chapter, all provisions are minimum requirements in addition to applicable provisions of this title.

EXHIBITS PROVIDED

1. Exhibit A – Hillside Slope Map

"Exhibit A" in the packet shows the location of the new road extension.

2. Exhibit B – Rockfall Study

"Exhibit B" in the packet is a study conducted by AGEK, dated May 8, 2018, for the Teakwood Subdivision.

3. Exhibit C – Legal Description

Exhibit C is a legal description of the property.

4. Exhibit D – Geotechnical Investigation Update

Exhibit D was upon a request of the Hillside Review Board that an updated Geotechnical Investigation be conducted specifically for the subject property.

5. Exhibit E - Building Pad

“Exhibit E” is a proposed building pad requested by the City Council.

RECOMMENDATION

Section 10-13A-8(B)(1) of the “Hillside Review Board Powers and Duties” states that the Hillside Board can make recommendations to “adopt, modify or reject a proposal” to the Planning Commission (PC). On February 28, 2024, the Hillside Review Board held a public meeting to discuss the proposal and recommends approval of the Hillside permit with the following condition:

1. That the approval is contingent upon an updated rockfall letter that is specific to this lot by AGECC.

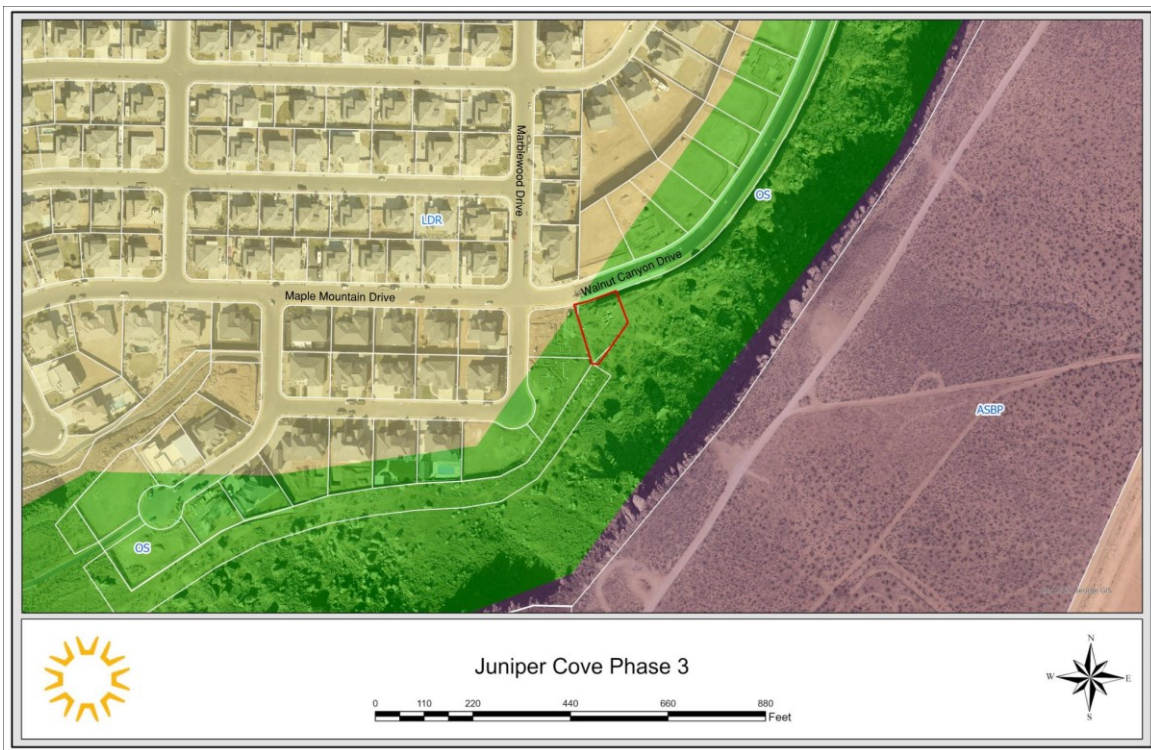
This recommendation was based on the fact that there was very minimal, non-contiguous areas of 30% slope or greater. The updated letter has been produced and is attached to this report as Exhibit “D”.

Planning Commission held a public meeting to discuss the application on July 09, 2024 in connection with a preliminary plat to create the new lot. The Planning Commission is recommending that the City Council approve the application for the hillside permit along with the studies and reports attached hereto. The Planning Commission vote was 5-0.

MODEL MOTION

Section 10-13A-8(B)(1) of the “Hillside Review Board Powers and Duties” states that the Hillside Board can make recommendations to “adopt, modify or reject a proposal” to the Planning Commission (PC).

General Plan – OS – Open Space



Zoning – PD-R (Planned Development Residential)

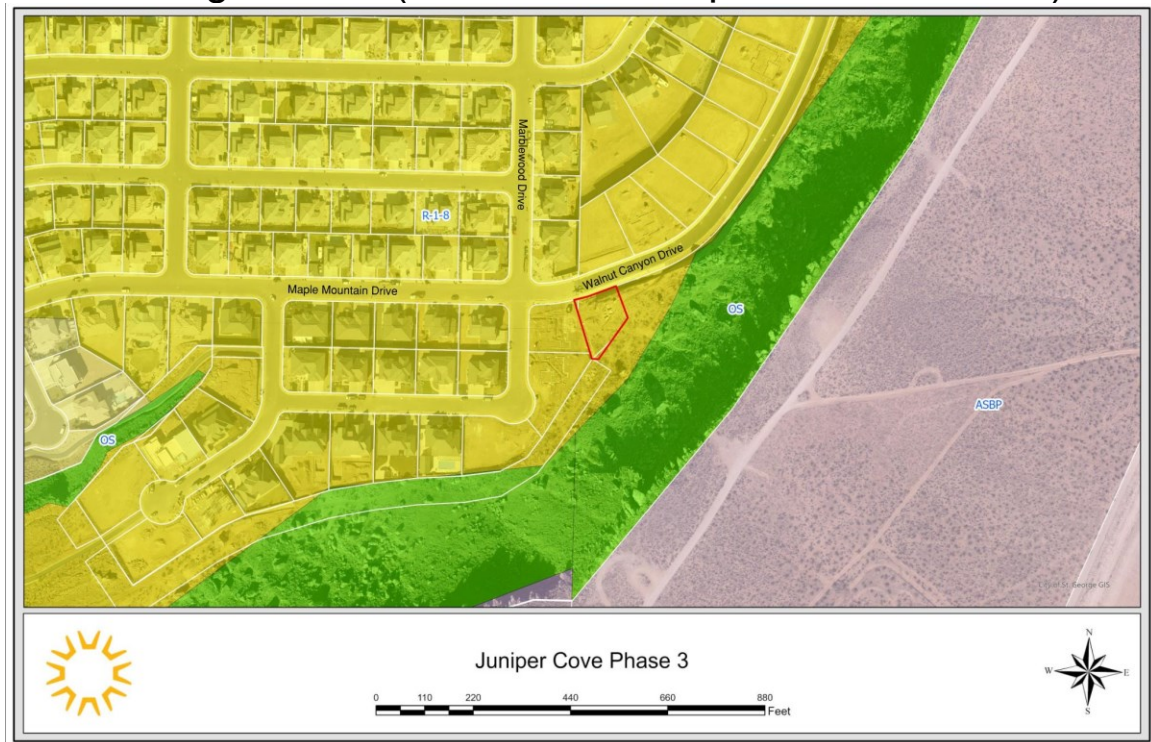
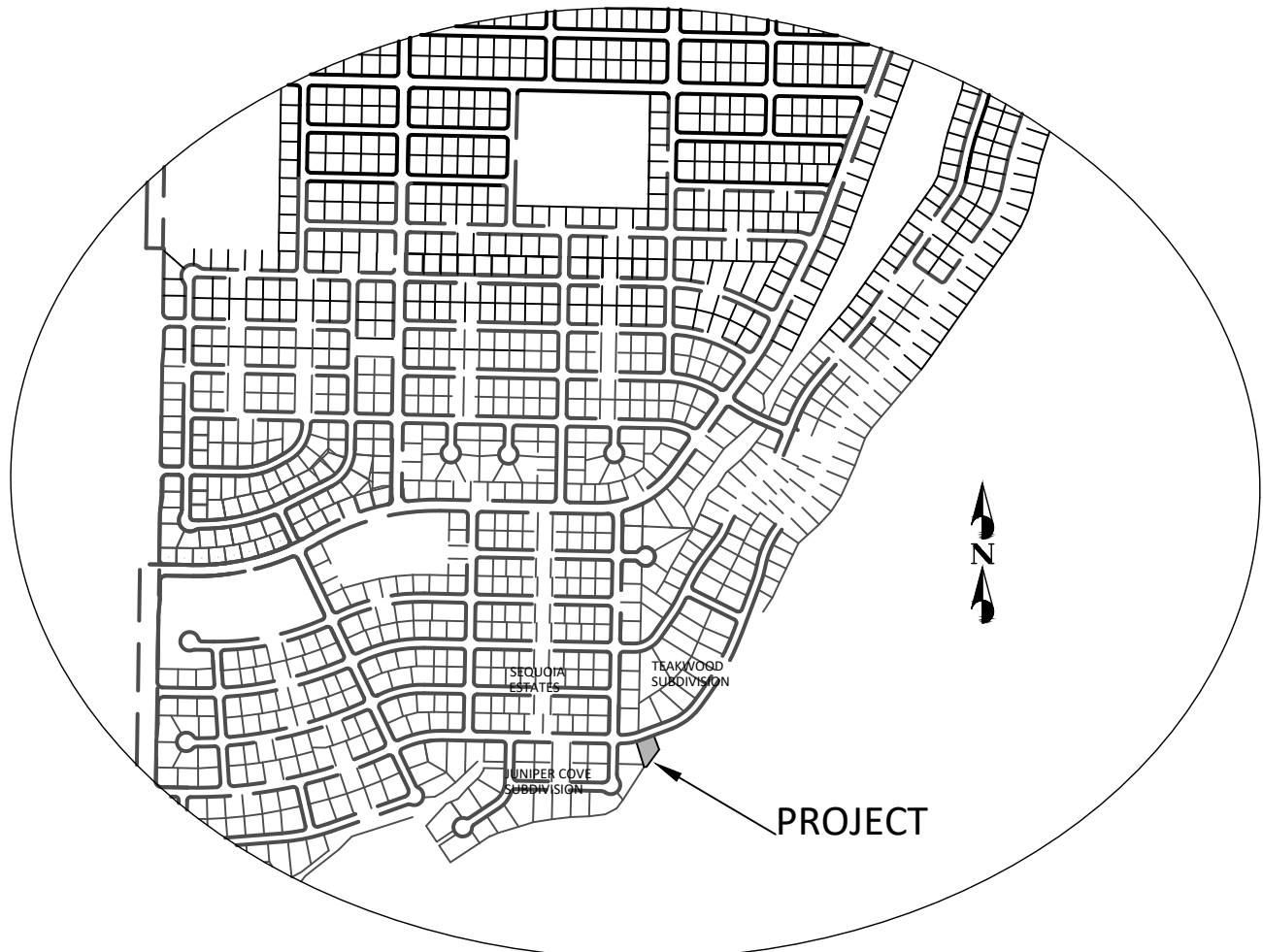


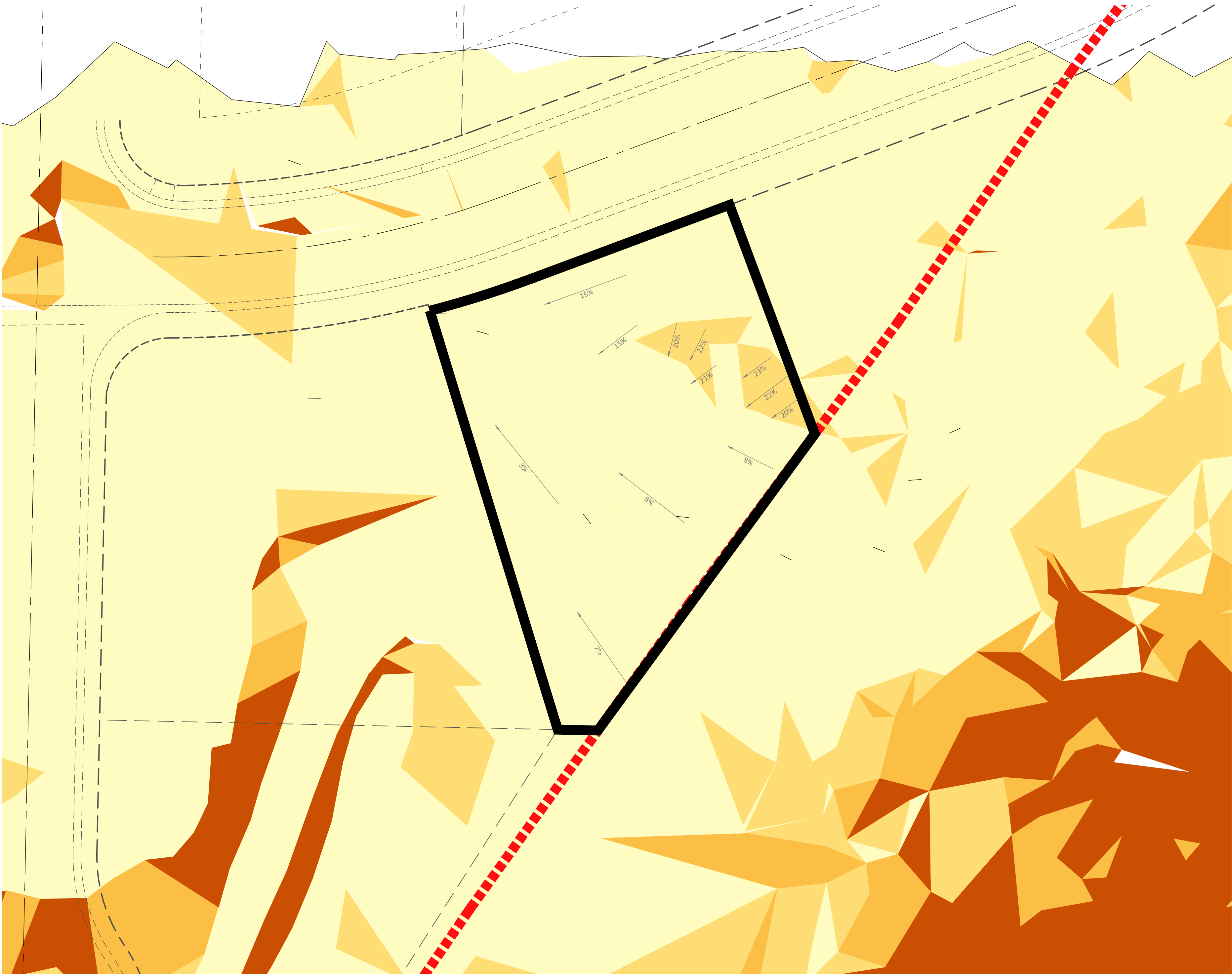
EXHIBIT A
Hillside Slope Map

HILLSIDE ANALYSIS
FOR
JUNIPER COVE
PHASES 3

LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP
43 SOUTH, RANGE 15 WEST, S.L.B.&M.



St. George
Vicinity Map



OWNER/DEVELOPER

QUALITY DEV LLC
113 EAST 200 NORTH STE. #2
ST. GEORGE, UTAH 84770

CONTACT

MIKE TERRY, EIT
(435) 628-2121

LEGEND:

- SUBDIVISION BOUNDARY
- STREET CENTERLINE
- ROAD RIGHT OF WAY LINE
- EXISTING ROAD RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING CURB & GUTTER
- ROCK FALL LINE BY AGECE

SLOPE ANALYSIS LEGEND	
0-20% SLOPE	
20-30% SLOPE	
30-40% SLOPE	
40-100% SLOPE	



PROJECT NAME:

JUNIPER COVE
PHASE 3
LOCATED IN ST. GEORGE, UTAH
HILLSIDE ANALYSIS

DSG ENGINEERING, INC
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 EAST 200 NORTH STE. #2
St. George, UT 84770
Office (435) 628-2121

DATE :

NOV 2023

PM :

RT

DRAWN BY :

MT

DESIGNED BY :

MT

CHECKED BY :

RT

PROJECT NO. :

23-028

SCALE :

20

SHEET NUMBER :

P-1

1 OF 01 TOTAL

EXHIBIT B

Rockfall Study



May 8, 2018

Development Solutions
120 East St. George Blvd. #300
St George, Utah 84770

Attention: Steve Kamlowsky

Subject: Geologic-hazard Study
Teakwood Subdivision
Marblewood and Crimson Ridge Drives
St George, Utah
Project No. 2180172

Gentlemen:

Applied Geotechnical Engineering Consultants, Inc. (AGEC) was requested to perform a geologic-hazards study for the proposed Teakwood Subdivision located below the airport bluff at Marblewood and Crimson Ridge Drives in St. George, Utah (see Figure 1).

PROPOSED CONSTRUCTION

We understand the area is planned for single-family residences. The approximate area planned for development is shown on Figure 1.

GEOLOGY

The geology for the area was mapped by Hayden and Willis (2011) to consist of the upper unit of the Triassic-age Moenkopi Formation. This unit consists of interbedded siltstone and sandstone. The Triassic-age Shnabkaib Member of the Moenkopi underlies this unit and consists predominantly of siltstone. The Shinarump Conglomerate Member of the Chinle Formation overlies the Moenkopi Formation and makes up the rock near the top of the bluff southeast of the site, the source of the rockfall for the southeast portion of the property. The bedrock exposed on the property is that of the Moenkopi Formation. The bedrock in the area dips down toward the southeast at approximately 11 to 15 degrees.

GEOLOGIC-HAZARD EVALUATION

Low-sun-angle aerial photographs from 1960 and aerial photographs from 1938 were reviewed along with site reconnaissance to determine what potential geologic hazards may affect the proposed development. Rockfall is the geologic hazard that may affect

development in the area. Faulting, liquefaction, landslide and debris flow are not considered potential hazards at this site.

A. Rockfall Hazard

Source boulders for rockfall hazard originate from the Shinarump Conglomerate Member of the Chinle Formation, which forms cliffs at the top of the hill southeast of the property. Reconnaissance of the rockfall source area finds that there are numerous rock outcrops that could potentially dislodge from the cliffs above the site. These blocks of bedrock are similar to or larger in size to the boulders along the slopes and base of the hill. It appears that the boulders originating from the cliffs typically break into smaller particles as they roll down the slope.

Rockfall hazard is typically limited to a zone between the rockfall-originating cliff and a limit line based on a shadow angle of 22 degrees in this area. The shadow angle is the angle from horizontal formed from the base of the originating cliff to the farthest rockfall rock. Cross sections are presented on Figures 3 through 6 showing the shadow angle with respect to the selected rockfall-limit line as an example for the proposed development. The rockfall-limit line is adjusted some to account for current rock source, a selected buffer zone and observed conditions at the site.

The approximate rockfall-hazard zone is presented on Figure 2. The extent of the rockfall hazard was determined based on guidelines presented by Bowman and Lund (2016). The rockfall-hazard zone shown is intended to capture most of the potential rockfall-runout area but there may be a potential for rockfall hazard to extend beyond this zone.

Modifying grades toward the bottom of the rockfall-hazard zone can affect the extent of the area of concern. Generally, lowering grade will increase the hazard area and raising grade will decrease the hazard area. Installing berms, rock fences or other rock barriers can be used to decrease the hazard area.

B. Other Geologic Hazards

Fault hazard was evaluated based on review of aerial photographs and geologic maps for the area, and site reconnaissance. There is no evidence of fault-related features on or near the site.

Liquefaction and associated lateral spread are not considered hazards at the site because bedrock underlies the site. Bedrock is not considered susceptible to liquefaction.

Review of the aerial photographs and geology show no evidence of landslides on or near the site. Landslide is not considered a hazard at the site. Slope stability of cut and fill slopes would be addressed in the geotechnical report for the project.

Debris flow is not considered a hazard at the site due to the lack of a source for debris flow. A drainage with a drainage area of about 25 acres or more is needed to develop debris flows (VanDine, 1984). There are no such drainages up gradient of the site.

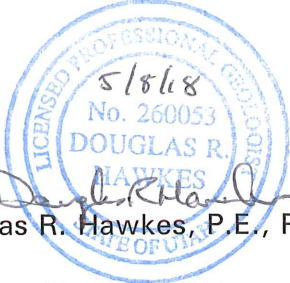
LIMITATIONS

This letter has been prepared in accordance with generally accepted geologic engineering practices in the area for the use of the client. The conclusions and recommendations included in the letter are based on conditions observed during our field study and the topographic information provided. If conditions are significantly different from those described in this letter, we should be notified to reevaluate the recommendations given. There may be rockfall hazard beyond the rockfall zone shown on Figure 2 and this hazard should be disclosed to potential home buyers.

If you have questions or if we can be of further service, please call.

Sincerely,

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.


Douglas R. Hawkes, P.E., P.G.

Reviewed by JEN, P.E.

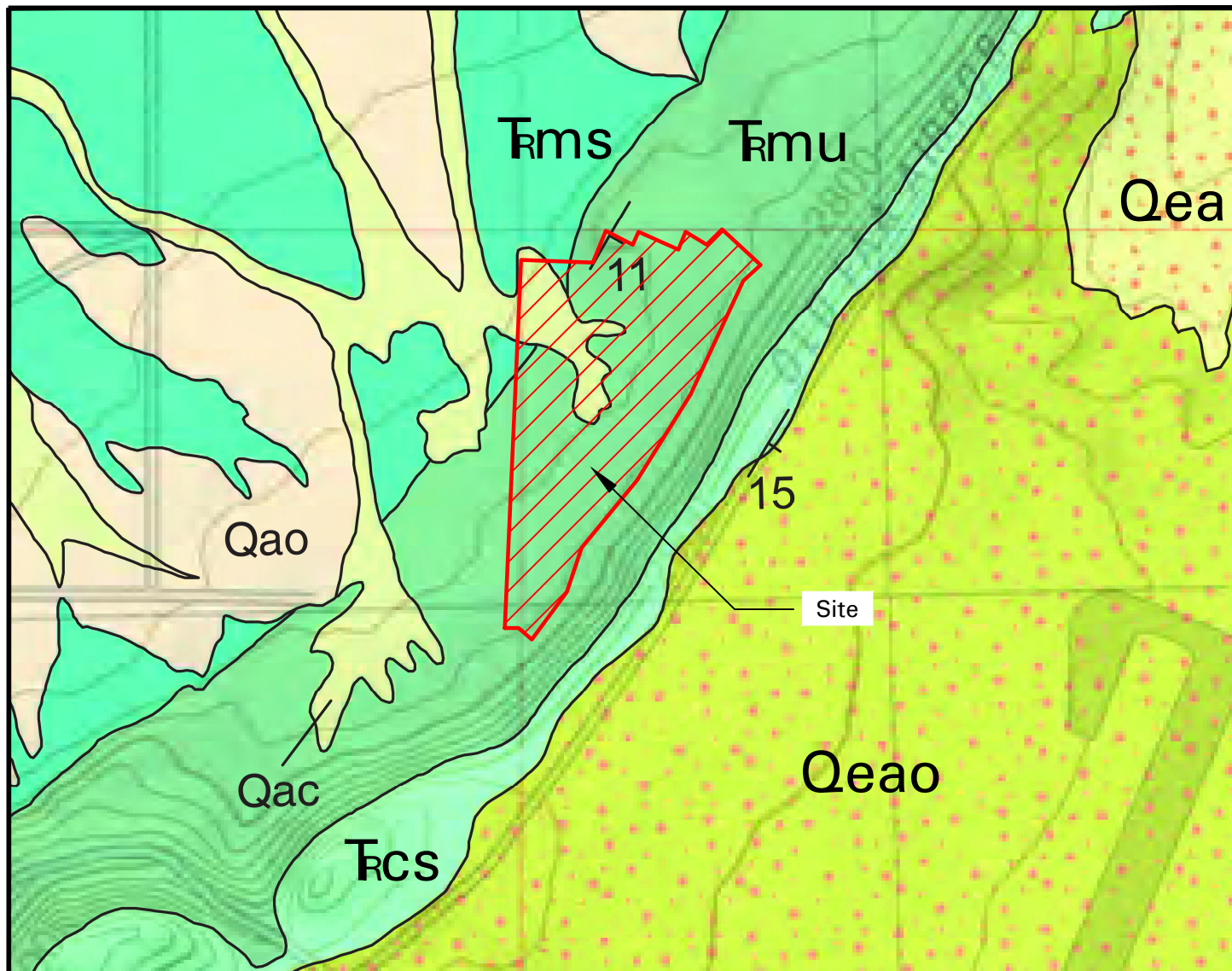
Enclosures

Reference:

Hayden, J.M. and Willis, G.C. 2011; Geologic map of the St George quadrangle, Washington County, Utah, Utah Geological Survey Map 251DM.

Lund, W.R., Knudsen, T.R., Vice, G.S. and Shaw, L.M., 2008; Geologic hazards and adverse construction conditions, St. George-Hurricane Metropolitan Area, Washington County, Utah, Utah Geological Survey Special Study 127.

VanDine, D.F., 1984; Debris flow and debris torrents in the Southern Canadian Cordillera, 8th Canadian Geotechnical Colloquium, at the 37th Canadian Geotechnical Conference, Toronto.



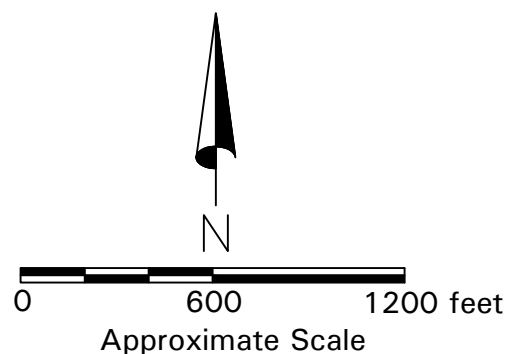
EXPLANATION OF SYMBOLS AND GEOLOGIC UNITS IN AREA OF
PROPOSED DEVELOPMENT

From Hayden and Willis (2011)

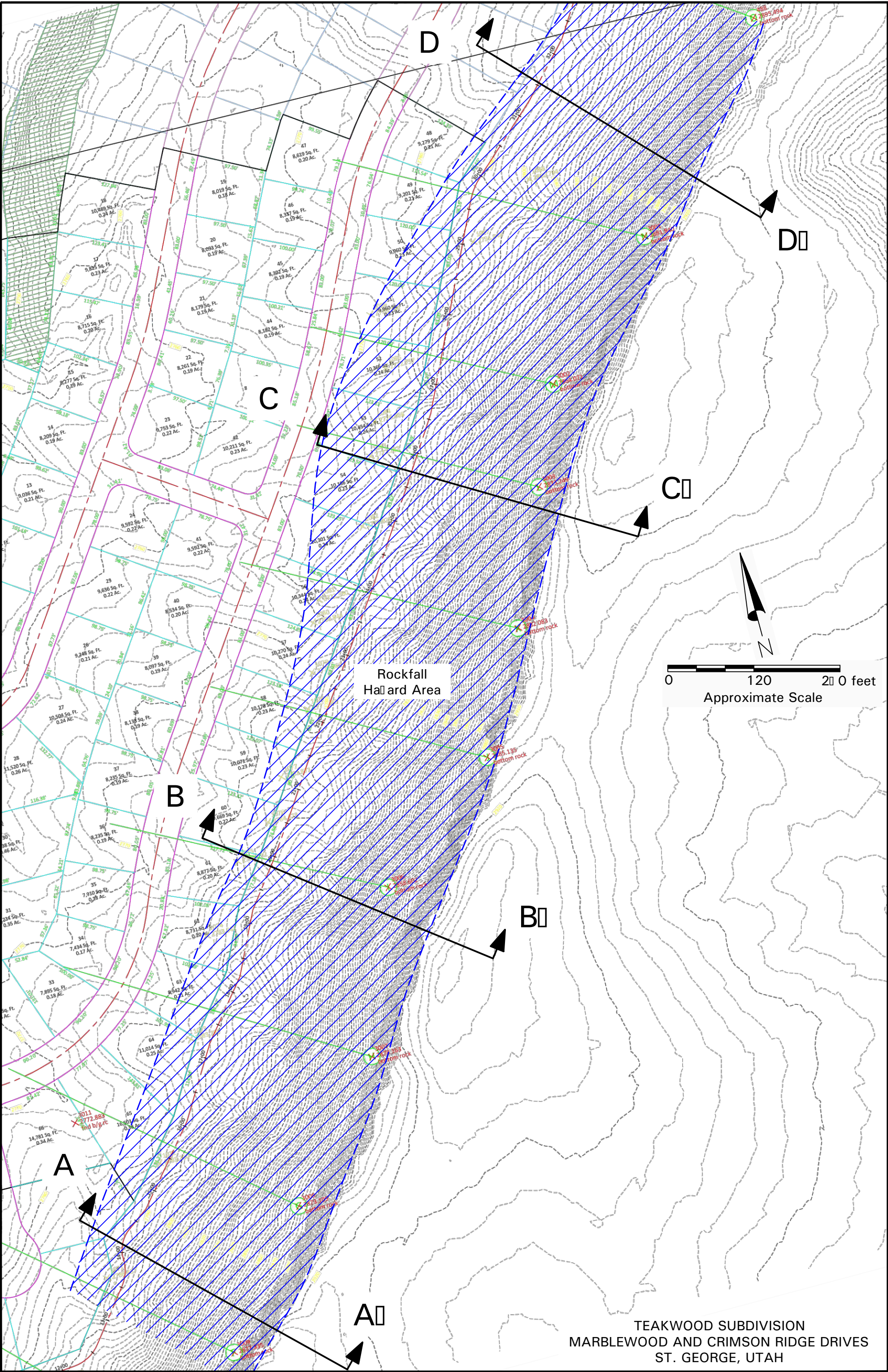
- Qao - Older alluvial deposits (Holocene to middle Pleistocene).
- Qac - Mixed alluvial and colluvial deposits (Holocene to upper Pleistocene).
- Tcs - Triassic Shinarump Conglomerate Member of the Chinle Formation - sandstone and conglomerate.
- Tmu - Triassic upper red member of the Moenkopi Formation - interbedded sandstone and siltstone.
- Tms - Triassic Shnabkaib Member of the Moenkopi Formation - siltstone.

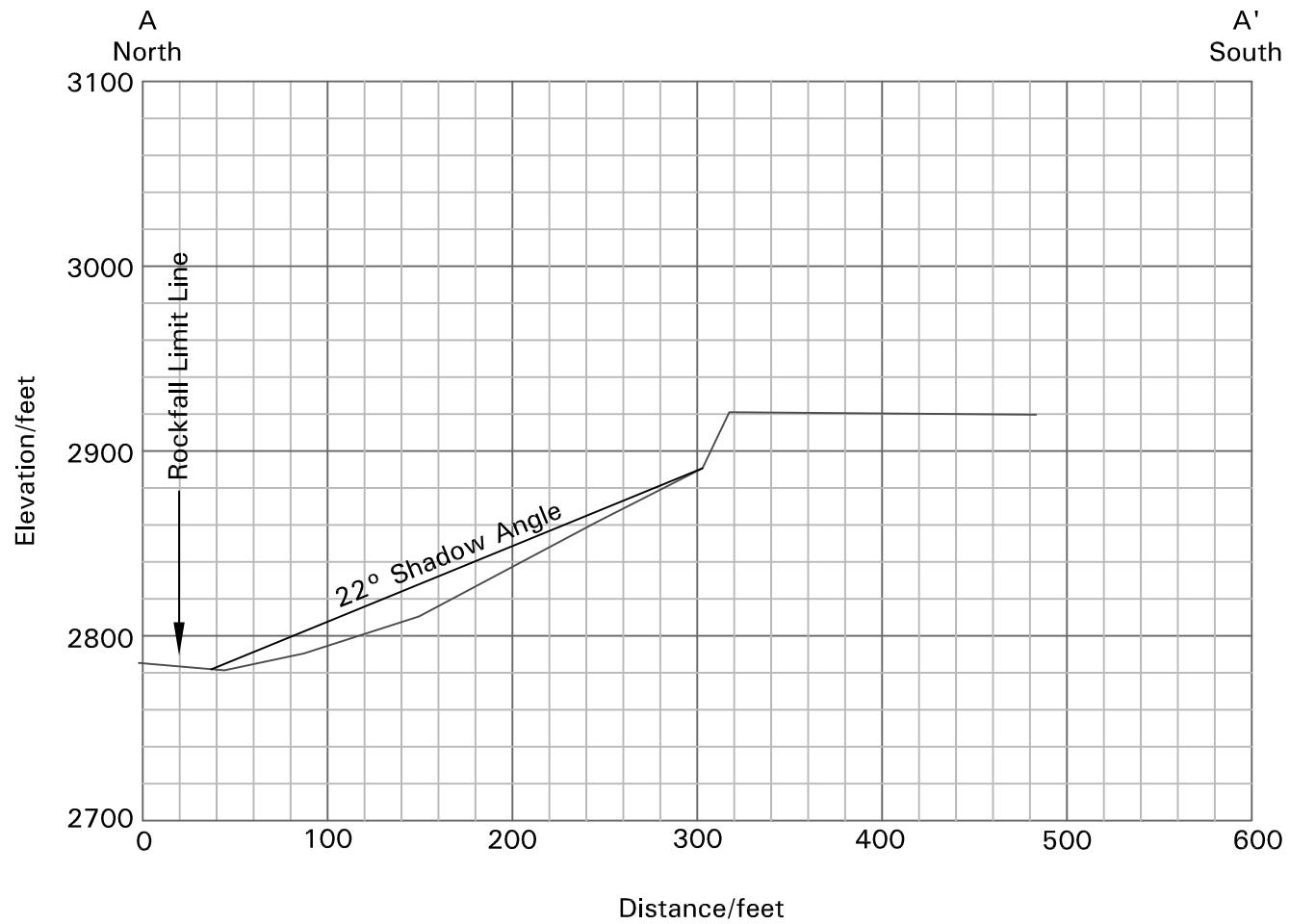
— Contact between geologic units.

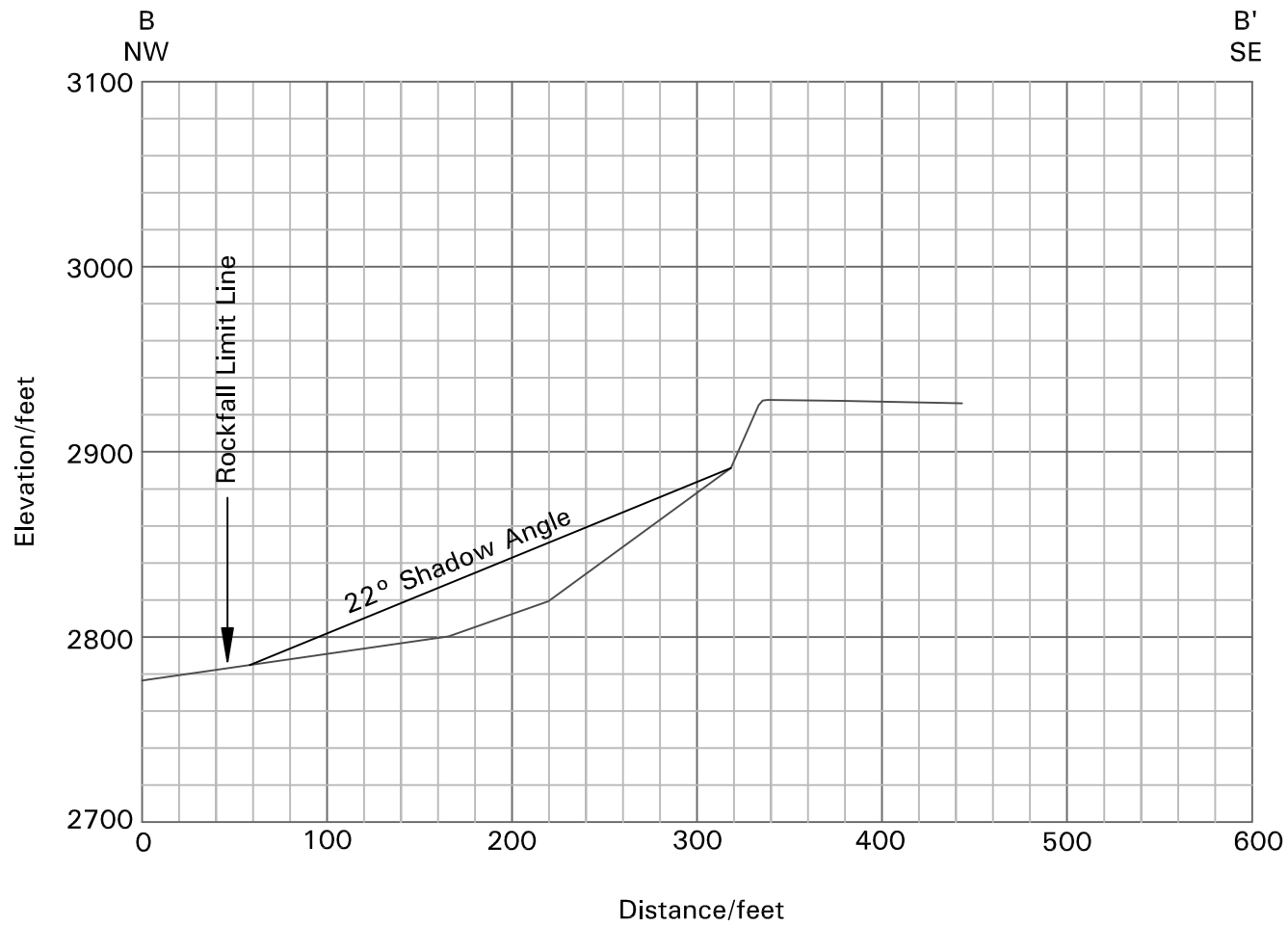
15
— Strike and dip of bedding.

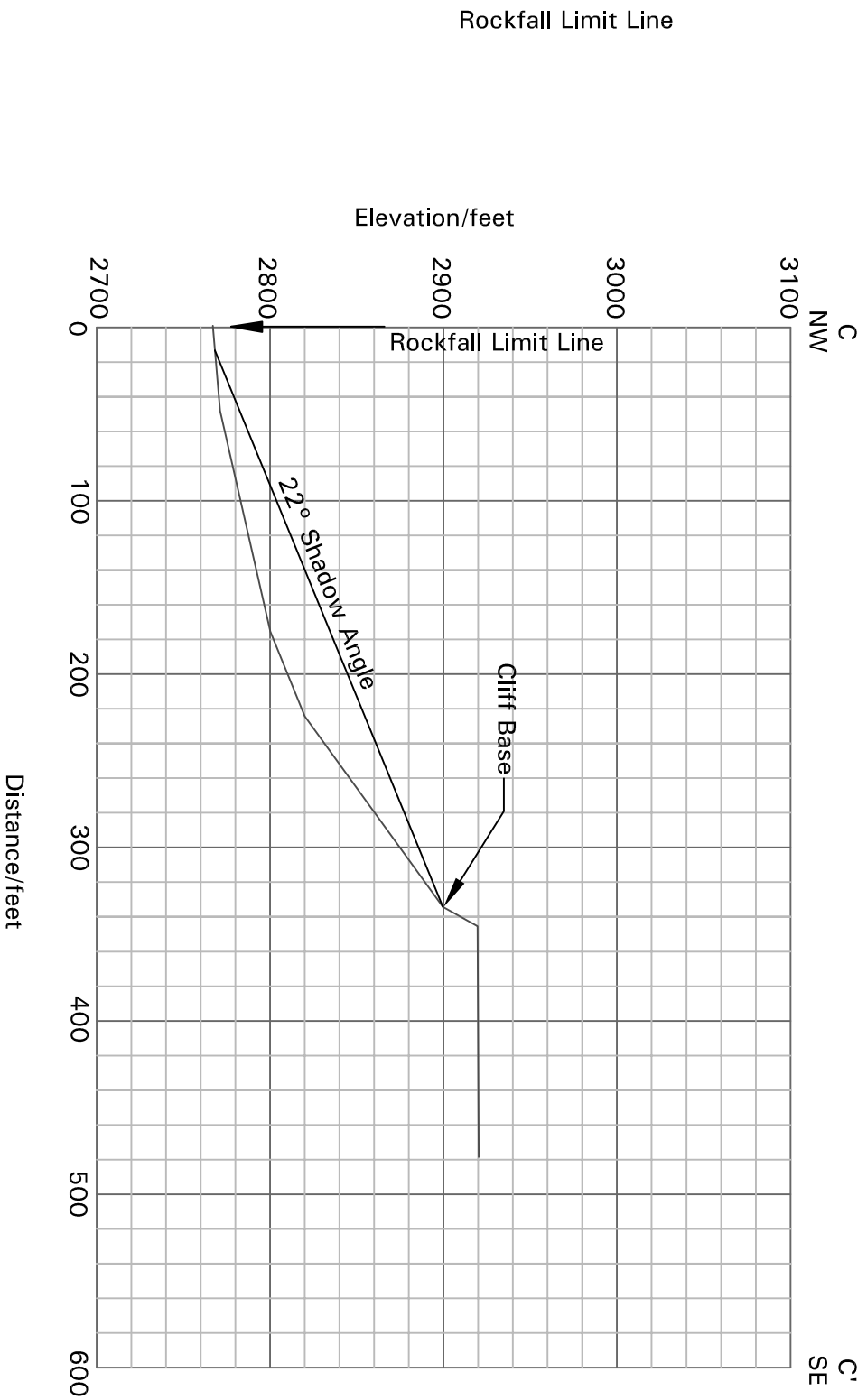


TEAKWOOD SUBDIVISION
MARBLEWOOD AND CRIMSON RIDGE DRIVES
ST. GEORGE, UTAH









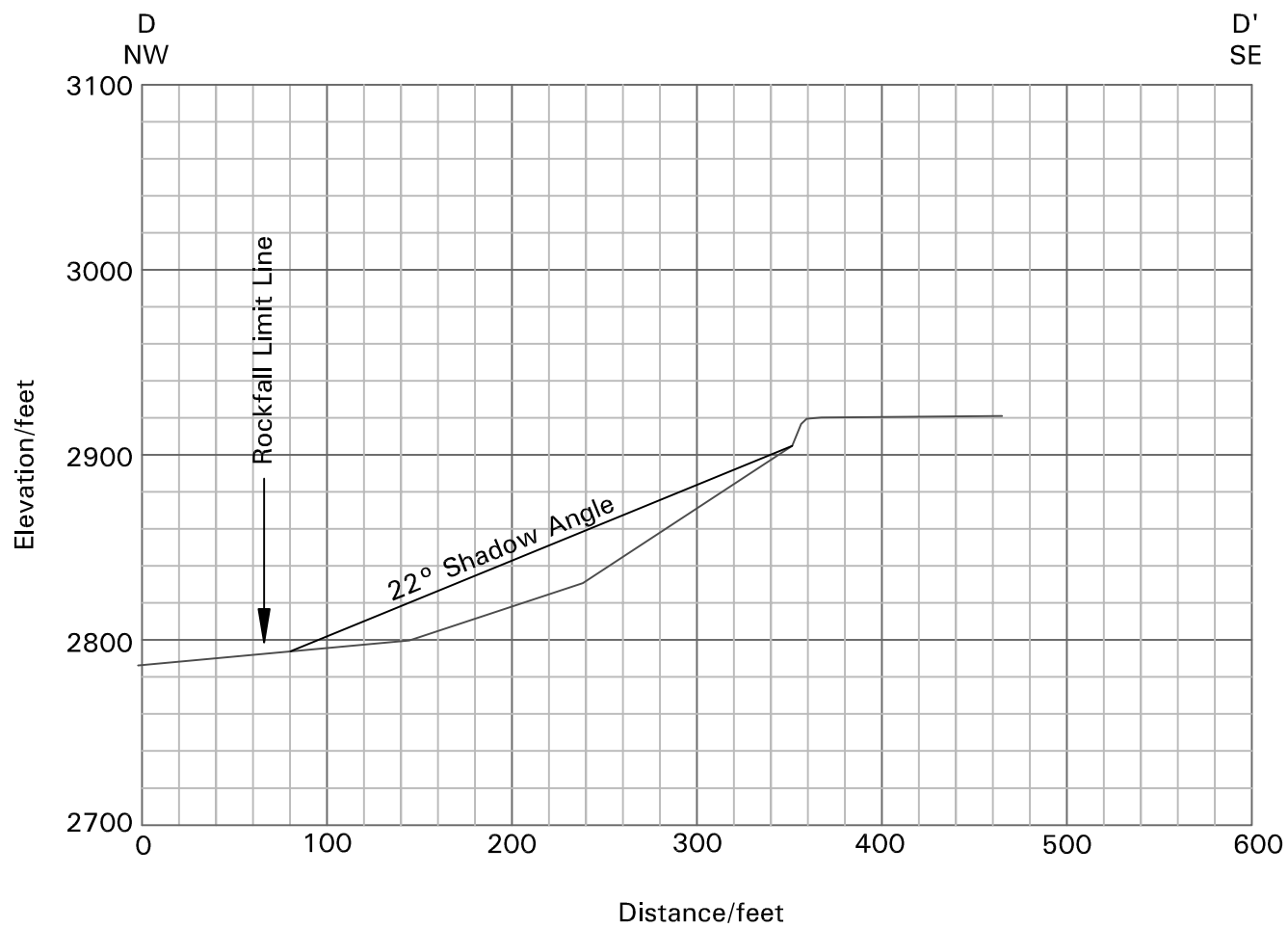


EXHIBIT C

Legal Description

JUNIPER COVE – PHASE 3 FINAL PLAT BOUNDARY

BEGINNING AT A POINT ON THE EASTERLY BOUNDARY OF THE JUNIPER COVE – PHASE 2 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 01°10'03" WEST ALONG THE SECTION LINE, A DISTANCE OF 1386.618 FEET, AND SOUTH 88°49'57" EAST 34.127 FEET FROM THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 16°57'54" WEST ALONG SAID SUBDIVISION BOUNDARY AND THE EASTERLY BOUNDARY OF THE JUNIPER COVE – PHASE 1 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, A DISTANCE OF 140.020 FEET TO THE SOUTHERLY BOUNDARY OF THE TEAKWOOD – PHASE 3&4 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING (2) TWO COURSES: (1) NORTH 75°55'46" EAST 33.352 FEET; AND (2) NORTH 69°34'25" EAST 66.845 FEET; THENCE SOUTH 20°25'35" EAST 77.020 FEET; THENCE SOUTH 36°36'24" WEST 65.543 FEET; THENCE SOUTH 45°56'38" WEST 58.348 FEET TO THE POINT OF BEGINNING.

CONTAINS 11,366 SQ. FT. (0.261 ACRES)

EXHIBIT D

Geotechnical Study



June 18, 2024

DSG Engineering
113 East 200 North, Suite 2
St. George, Utah 84770

Attention: Ryan Thomas

Subject: Geotechnical Consultation
Juniper Cove, Phase 3
St. George, Utah
Project No. 2241452

References:

1. "Geotechnical Investigation – Teakwood Subdivision" by AGEC dated November 12, 2018, Project No. 2180171.
2. "Geologic Hazard Study – Teakwood Subdivision" by AGEC dated May 8, 2018, Project No. 2180172.
3. "Preliminary Plat, Juniper Cove, Phase 3" by DSG Engineering, dated January 22, 2024, Project No. 23-029.

Applied Geotechnical Engineering Consultants, Inc. (AGEC) was requested to review the Geologic-Hazard study (reference No. 2 above) for boundary limits which would apply to the Juniper Cove, Phase 3 rockfall hazard.

PROPOSED CONSTRUCTION

We understand it is proposed to develop the project site for construction of a single-family residential lot. The project site is shown on Figure 1.

GEOLOGIC HAZARD REVIEW

The Geologic Hazard Study (Reference No. 2) for the Teakwood subdivision includes the proposed Juniper Cove, Phase 3 single-lot subdivision. The rockfall boundary limit provided within the referenced study and is shown on Figure 2. The following statement was provided in the geologic hazard study and should be considered for design of the Juniper Cove, Phase 3:

"Modifying grades toward the bottom of the rockfall-hazard zone can affect the extent of the area of concern. Generally, lowering the grade will increase the hazard area and raising the grade will decrease the hazard area. Installing berms, rock fences or other rock barriers can be used to decrease the hazard area."

CONCLUSIONS

Based on a review of the referenced documents, the rockfall hazard line identified in reference No. 2 still applies. A review of the preliminary plat by DSG Engineering indicates the pad elevation will likely be designed near 2770 feet above sea level. The plat map also indicates the back of the lot will be cut into the existing hillside approximately 6 feet with a 2:1 slope, which could lead to an increase of the rockfall hazard boundary further to the west. Consideration should be given to the location of structures that could be damaged should rockfall occur.

LIMITATIONS

This report has been prepared in accordance with generally accepted soil and foundation engineering practices in the area for the use of the client for design purposes. The conclusions included within this letter are based on the condition of subsurface soils observed during the site visits (Reference Nos. 1–2). If the soil and groundwater conditions are found to be different from those described in the report, we should be notified to reevaluate the recommendations given.

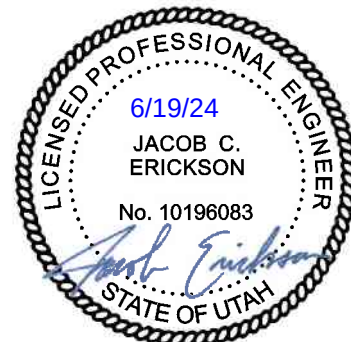
If you have any questions, or if we can be of further service, please call.

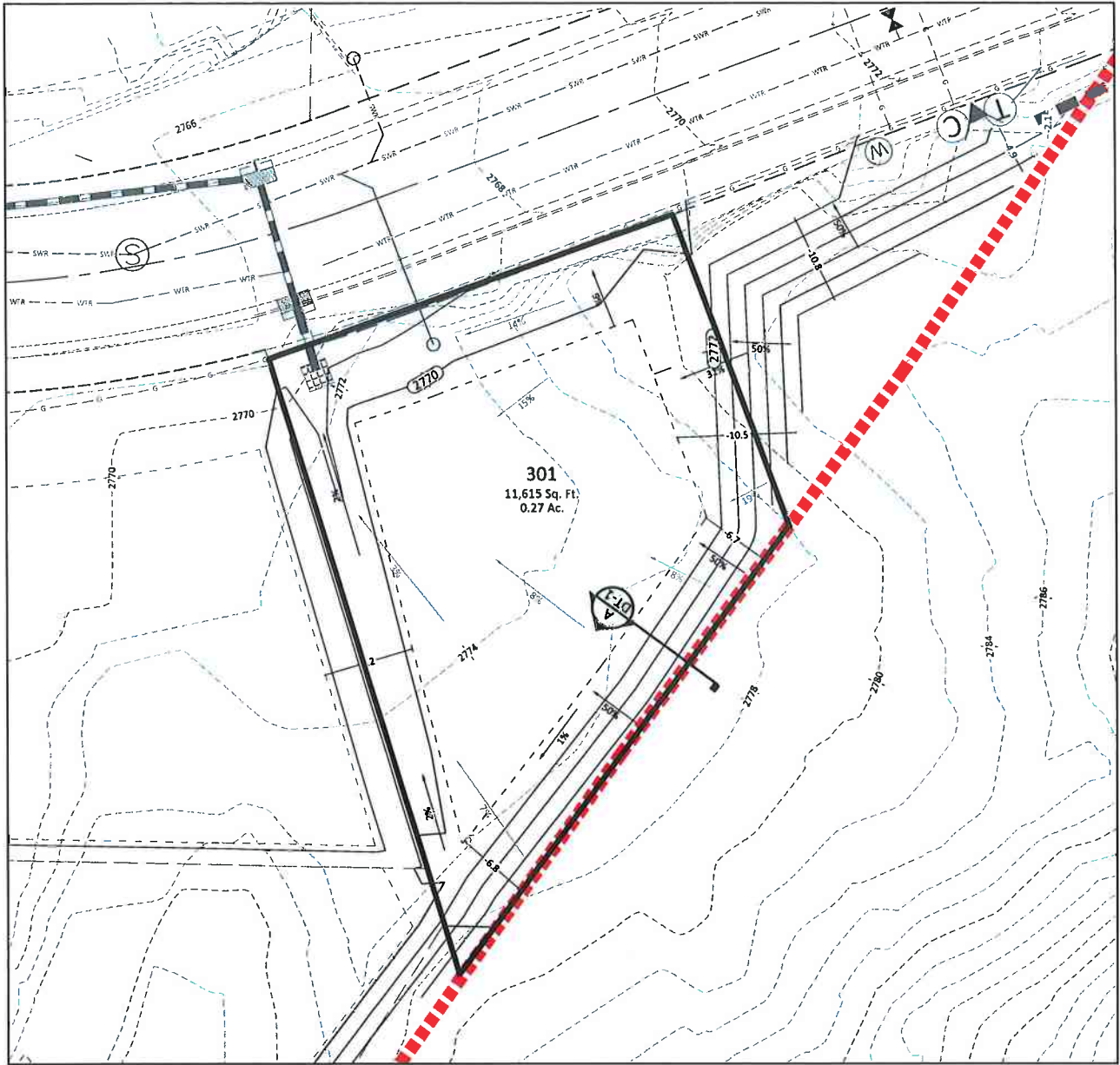
Sincerely,

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.

Jake Erickson, P.E.

Reviewed by Arnold DeCastro, P.E.





Not to Scale

JUNIPER COVE, PHASE 3
ST. GEORGE, UTAH

JUNIPER COVE PHASE 3
ST. GEORGE, UTAH

 Rockfall Hazard Limit
(see Project No. 2180172)

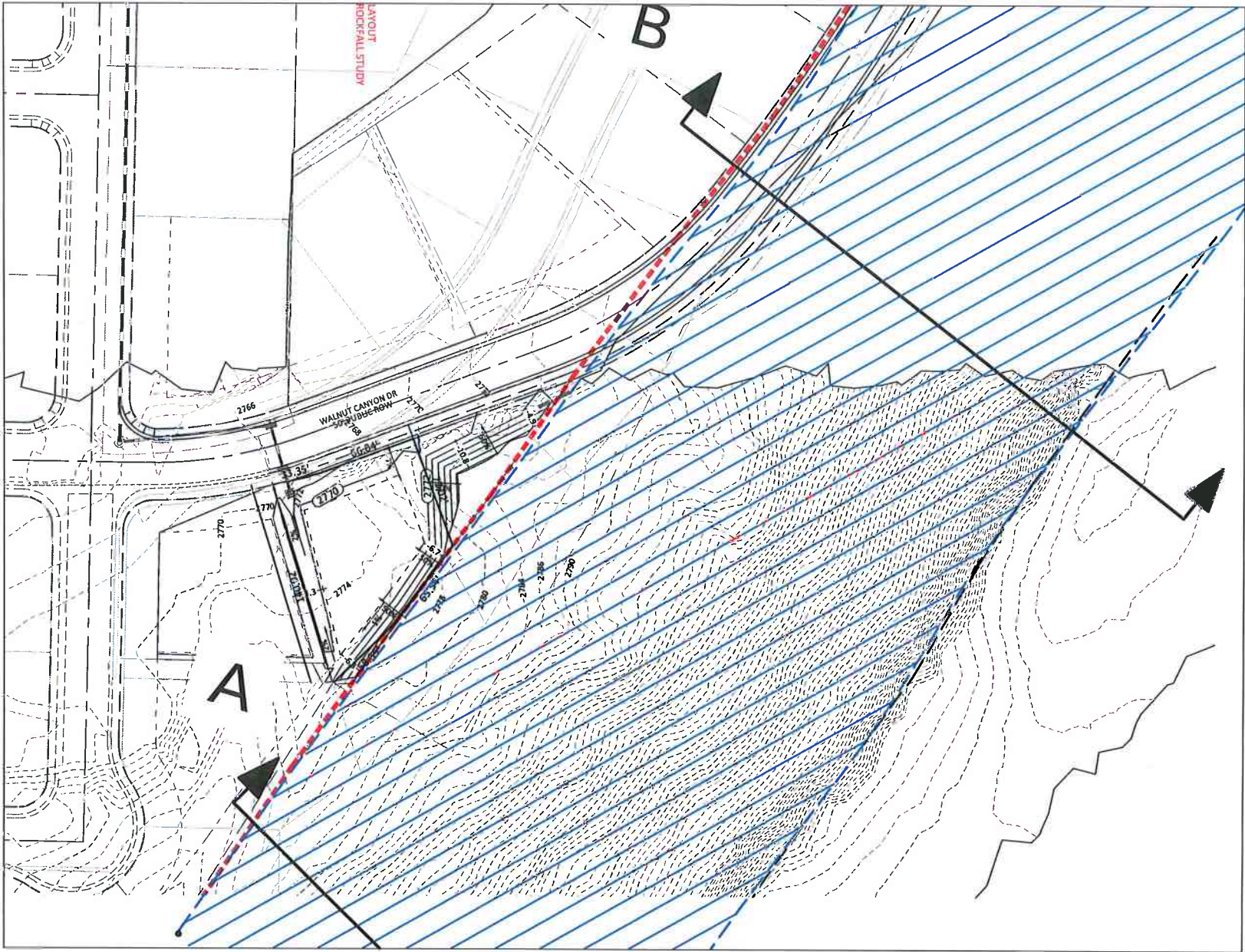
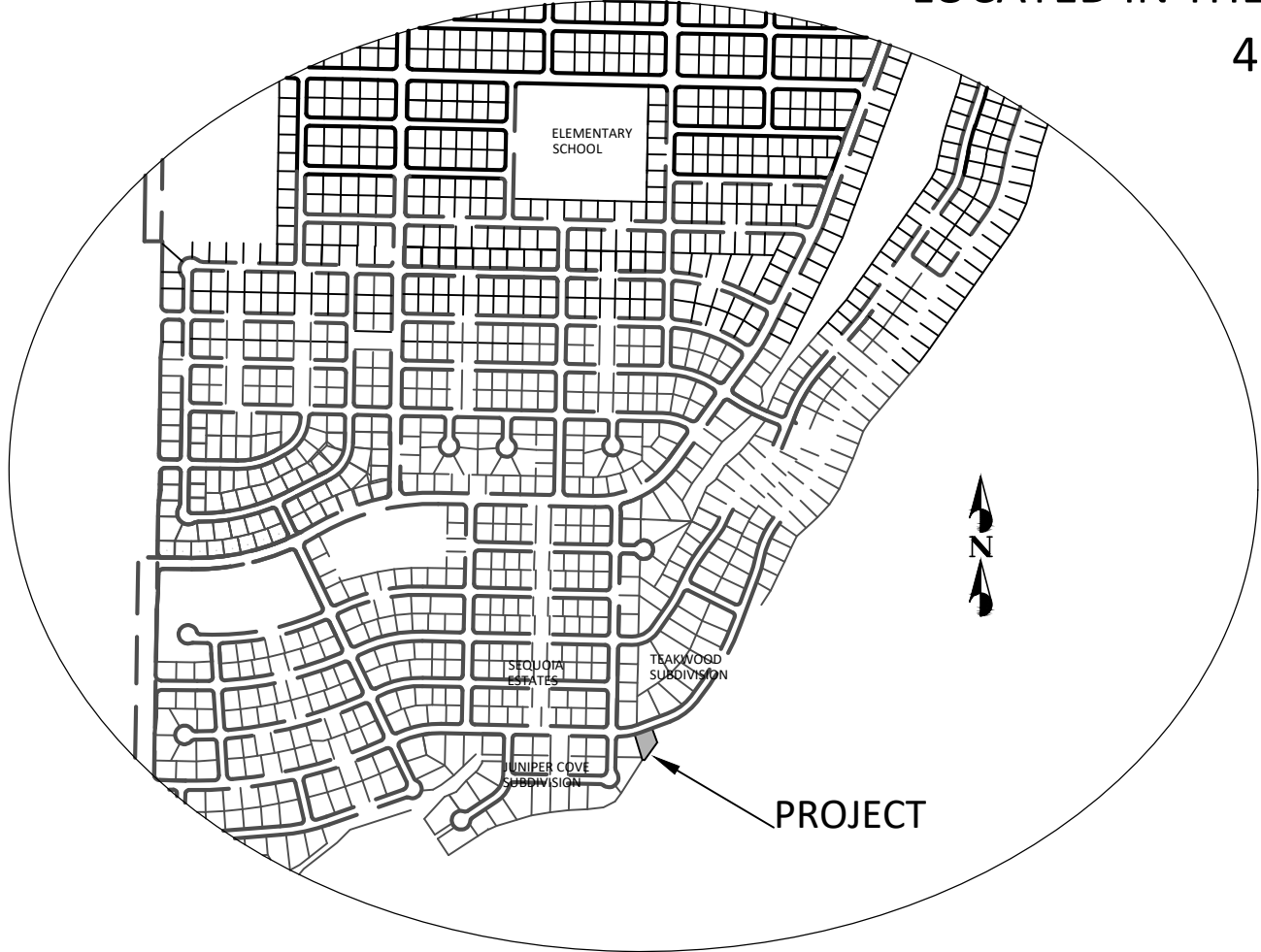


EXHIBIT E

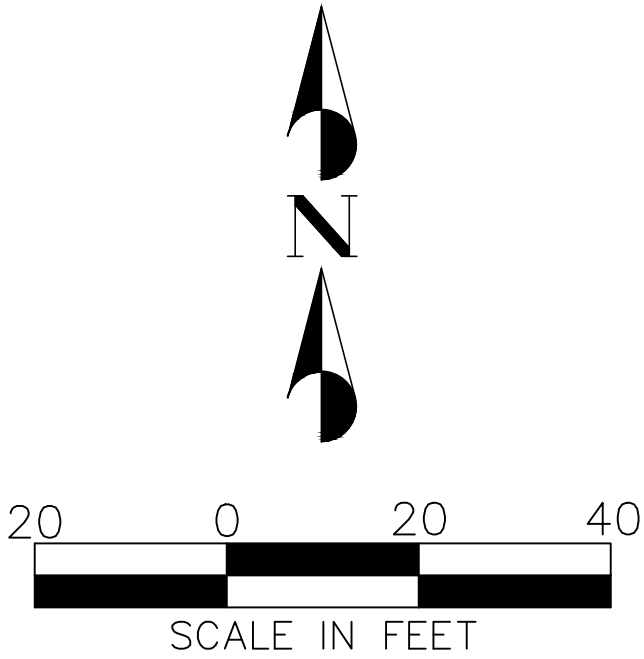
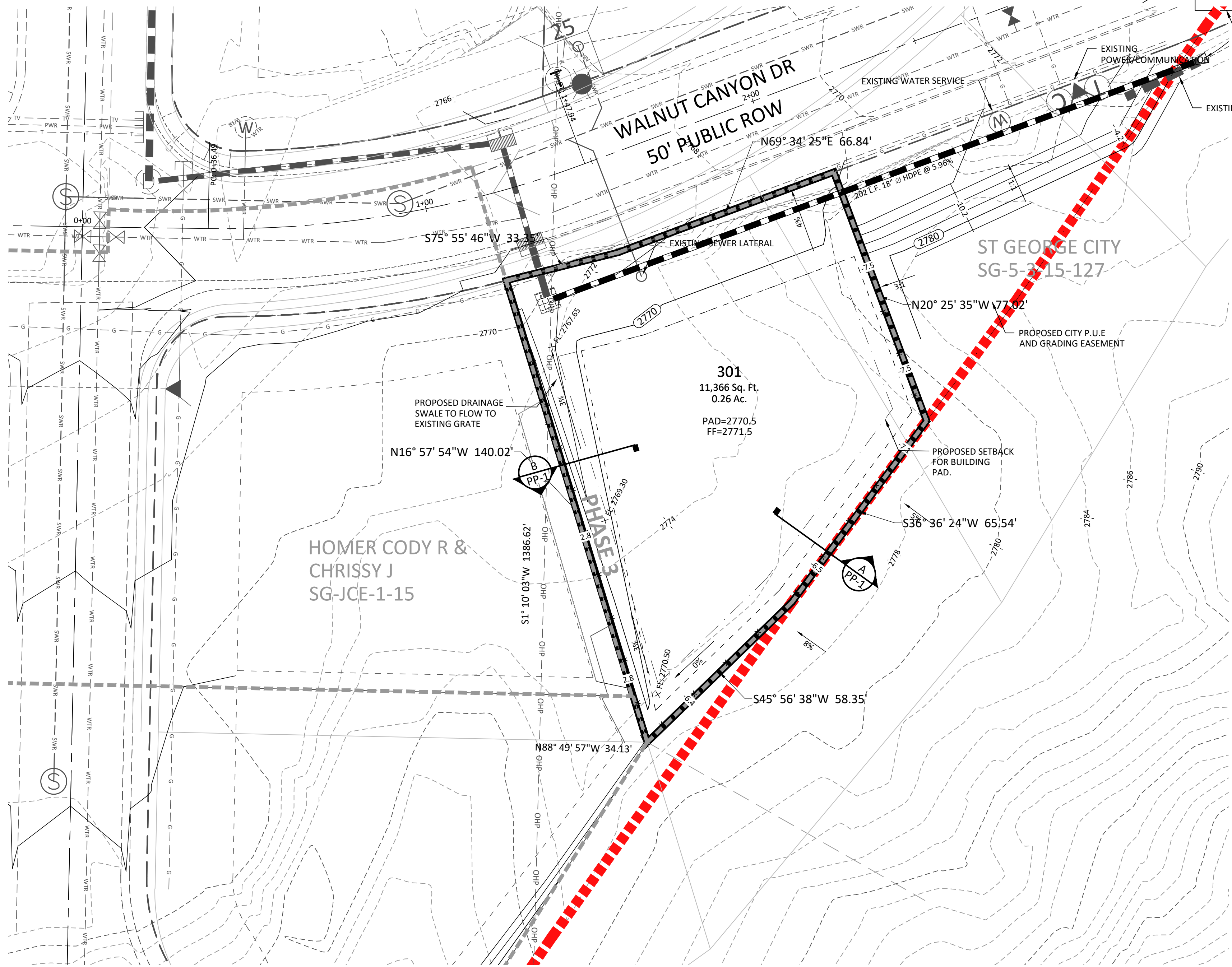
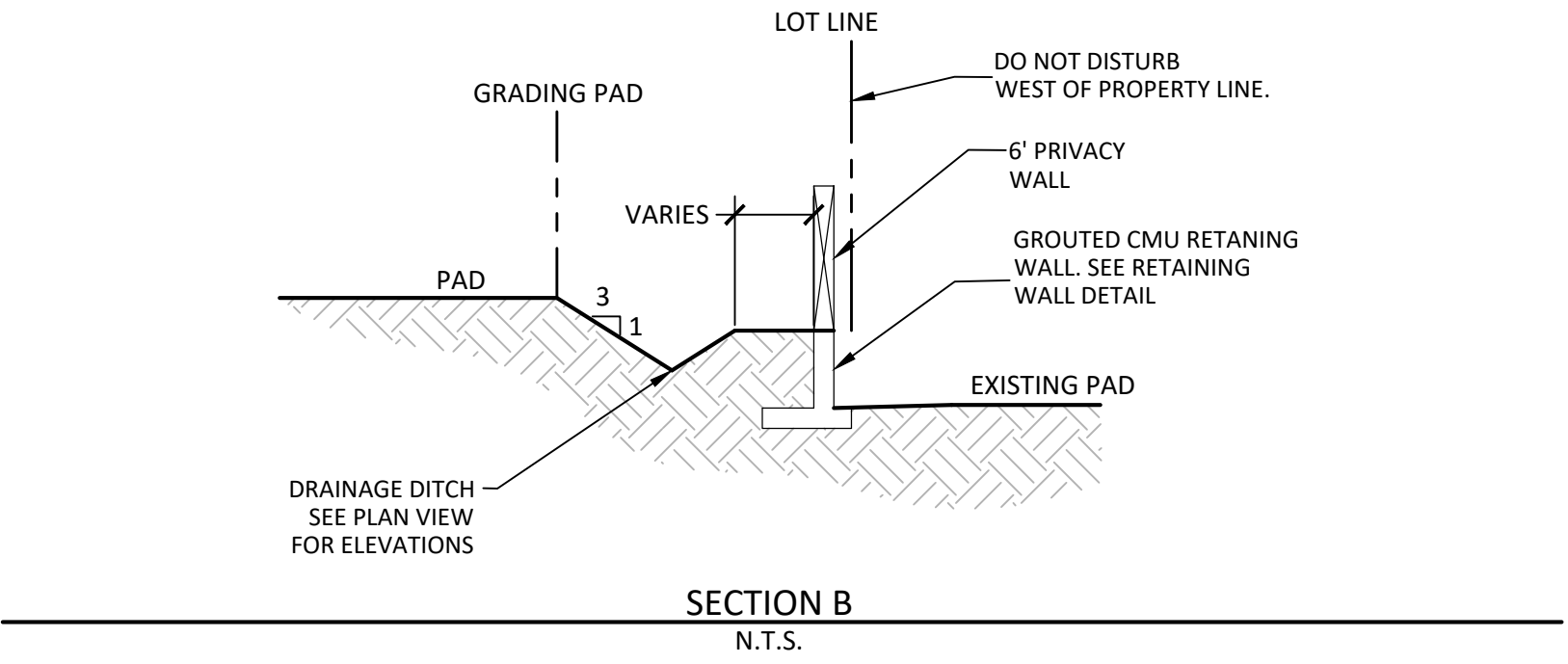
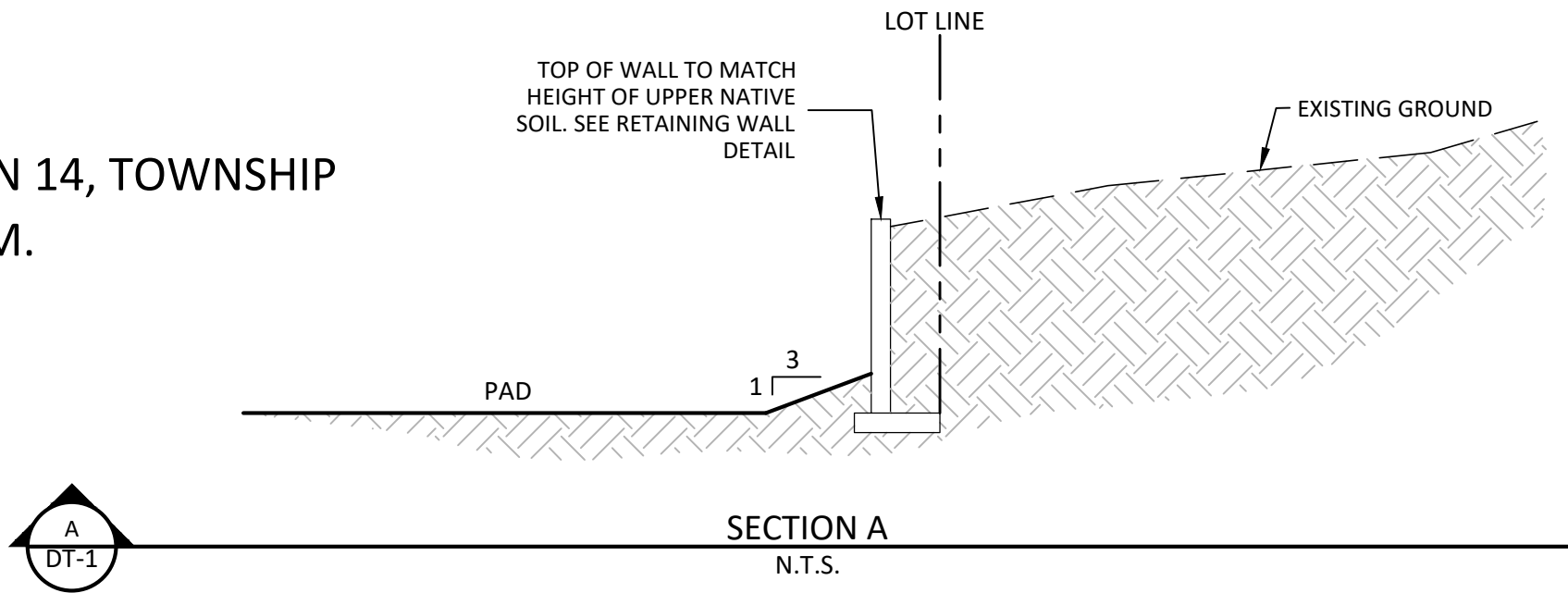
Proposed Building Pad

PRELIMINARY PLAT
FOR
JUNIPER COVE
PHASES 3

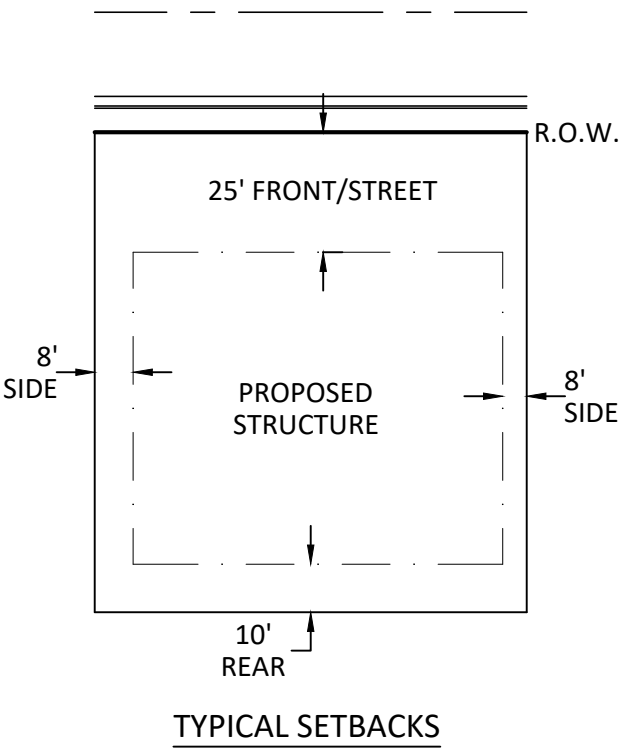
LOCATED IN THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP
43 SOUTH, RANGE 15 WEST, S.L.B.&M.



St. George
Vicinity Map



50' ROW - EXISTING "WALNUT DR" SECTION
N.T.S.



SITE DATA:

ZONING: R1-8
SITE AREA: 0.26 ACRES
TOTAL DWELLING UNITS: 1 UNITS
DENSITY: 3.85 DU/AC

OWNER/DEVELOPER

QUALITY DEV LLC
113 EAST 200 NORTH STE. #2
ST. GEORGE, UTAH 84770

CONTACT

MIKE TERRY, EIT
(435) 628-2121

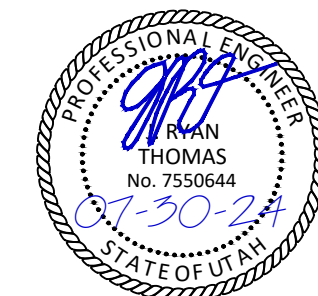
LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE EASTERLY BOUNDARY OF THE JUNIPER COVE - PHASE 2 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, SAID POINT BEING SOUTH 01°10'03" WEST ALONG THE SECTION LINE, A DISTANCE OF 1386.618 FEET, AND SOUTH 88°49'57" EAST 34.127 FEET FROM THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 43 SOUTH, RANGE 15 WEST, SALT LAKE BASE AND MERIDIAN AND RUNNING THENCE NORTH 16°57'54" WEST ALONG SAID SUBDIVISION BOUNDARY AND THE EASTERLY BOUNDARY OF THE JUNIPER COVE - PHASE 1 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE, A DISTANCE OF 140.020 FEET TO THE SOUTHERLY BOUNDARY OF THE TEAKWOOD - PHASE 384 SUBDIVISION, AS RECORDED AND ON FILE WITH THE WASHINGTON COUNTY RECORDER'S OFFICE; THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING (2) TWO COURSES: (1) NORTH 75°55'46" EAST 33.352 FEET; AND (2) NORTH 69°34'25" EAST 66.845 FEET; THENCE SOUTH 20°25'35" EAST 77.020 FEET; THENCE SOUTH 36°36'24" WEST 65.543 FEET; THENCE SOUTH 45°56'38" WEST 58.348 FEET TO THE POINT OF BEGINNING.

CONTAINS 11,366 SQ. FT. (0.261 ACRES)

LEGEND:

- SUBDIVISION BOUNDARY
- STREET CENTERLINE
- ROAD RIGHT OF WAY LINE
- EXISTING ROAD RIGHT OF WAY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE
- EXISTING CURB & GUTTER
- ROCK FALL LINE BY AGEC
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- CATCH BASIN
- EXISTING STORM DRAIN PIPE
- EXISTING SLOPE
- PROPOSED SLOPE



APP'D	DATE	DESCRIPTION	NO.

JUNIPER COVE
PHASE 3
LOCATED IN ST. GEORGE, UTAH
PRELIMINARY PLAT

DSG ENGINEERING, INC
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 EAST 200 NORTH STE. #2
St. George, UT 84770
Office (435) 628-2121



DATE:	JULY 2024
PM:	RT
DRAWN BY:	MT
DESIGNED BY:	MT
CHECKED BY:	RT
PROJECT NO.:	23-029
SCALE:	20
SHEET NUMBER:	

P-1
1 OF 04 TOTAL

ST. GEORGE HILLSIDE REVIEW BOARD MINUTES
August 14, 2024, 8:30 A.M.
ON SITE

PRESENT:

Hillside Review Board Chair, James Sullivan
Board Member, Kevin Holyoak
Board Member, Jeff Mathis
Board Member, Russ Owens
Board Member, Dave Black

EXCUSED:

STAFF MEMBERS PRESENT:

Assistant Public Works Director, Wes Jenkins
Planner III, Mike Hadley
City Landscape Architect, Mark Goble
Development Office Supervisor, Monica Smith
Assistant City Attorney, Daniel Baldwin

OTHERS PRESENT:

Adam Allen, American Land Consulting
Wayne Rogers, AGECE
Ronnie Gubler, Land owner
Floyd Jackson, Ultimate Construction INC
Jack de Ryk, Rosenberg Associates
Ray Allton, Rosenberg Associates
Ryan Thomas, DSG Engineering
Mike Terry, DSG Engineering

Link to Call to Order by Vice Chair: [00:00:00](#)

HILLSIDE DEVELOPMENT PERMIT:

Consider a request for a Hillside Development Permit to allow disturbance of areas in the 20-30%, 30-40%, and 40% and above slope areas and review possible construction in a possible landslide area. Applicant – American Land Consulting, LLC, representative, Adam Allen – Case No. 2024-HS-011 – ON SITE

BACKGROUND AND RECOMMENDATION: In 2019, The Hillside Review Board heard a request on this property for a hotel and associated parking structure. That application was ultimately approved by the City Council but had a number of conditions associated with construction, such as 15-18 feet of over-excavation and imported/structural fill, deep foundations, and a decant wall (intended to increase slope stability). The current application is to review two buildings that would be restaurants on two lots. Case No. **2024-HS-011** (Staff – Dan Boles).

Link to comment by applicant, Adam Allen, describing the project, including discussion between Board Members and Mr. Allen: [00:00:42](#)

Link to question by Assistant Public Works Director, Wes Jenkins, including discussion between Board Members, and Applicant, Adam Allen: [00:01:34](#)

5 Link to comment by Chair Sullivan, including discussion between Board Members,
6 Wayne Rogers, Assistant Public Works Director, Wes Jenkins, and Adam Allen:
7 [00:02:48](#)
8

9 Link to question by Board Member Ownes, including discussion between board
10 members and Wayne Rogers: [00:08:20](#)
11

12 Link to question by Board Member Ownes, including discussion between board
13 members, Wayne Rogers, and Assistant Public Works Director, Wes Jenkins: [00:10:33](#)
14

15 Link to question by Board Member Ownes, including discussion between Board
16 Members and Wayne Rogers: [00:11:03](#)
17

18 Link to question by Assistant Public Works Director, Wes Jenkins, including discussion
19 between Board Members, Mr. Jenkins, and Wayne Rogers: [00:11:15](#)
20

21 Link to comment by Board Member Black, including discussion between Board
22 Members and Assistant Public Works Director, Wes Jenkins: [00:12:07](#)
23

24 Link to question by Assistant Public Works Director, Wes Jenkins, including discussion
25 between Board Members and Mr. Jenkins: [00:14:13](#)
26

27 Link to comment by Wayne Rogers: [00:14:35](#)
28

29 Link to comment by Board Member Mathis, including discussion between Board
30 members and Wayne Rogers: [00:14:57](#)
31

32 Agenda packet [\[Page 5\]](#)
33

34 Link to motion and discussion: [00:15:23](#)
35

36 **MOTION:**

37 A motion was made by Board Member Ownes that we recommend approval
38 the Black Ridge Restaurants with the understanding that there will be special
39 considerations for the drainage and the landscape, that the drainage would be
40 water tight that will get reviewed by the City, the foundation will either be
41 over excavation or deep foundation, with installation of a monitoring well,
42 inclinometers, piezometer, just to be able to monitor if something did happen
43 at the site, hopefully that will be caught in the inclinometer.
44

45 **SECOND:**

46 The motion was seconded by Board Member Black.
47
48
49
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53

5 **VOTE:**

6 Chair Sullivan called for a vote, as follows:
7

8 Chair Sullivan – aye

9 Board Member Holyoak – aye

10 Board Member Mathis – aye

11 Board Member Owens – aye

12 Board Member Black – aye
13

14 The vote was unanimous and the motion carried
15

16 **HILLSIDE DEVELOPMENT PERMIT:**

17 **Consider a request for a Hillside Development Permit to adjust the location of**
18 **the ridgeline and ridgeline setback on lot 44 of the Foremaster Ridge**
19 **subdivision in anticipation of the construction of a residential home. Applicant**
20 **– Jack de Ryk. Case No. 2024-HS-010– ON SITE**
21

22 BACKGROUND AND RECOMMENDATION: This is a request to obtain a hillside
23 development for the property located at 1856 E. Joe Cir. (lot 44, Foremaster Ridge).
24 This location is a residential neighborhood, and the applicant would like to build a
25 house on this lot. The rear of the applicant's property abuts the ridge line of Foremaster
26 Ridge. The applicant is requesting to review the location of the 30-foot ridgeline
27 setback as shown on the final plat for Foremaster Ridge lot 44 and establish the
28 ridgeline which the applicant feels is more indicative of the actual ridgeline. Case No.
29 **2024-HS-010** (Staff – Dan Boles).
30

31 Link to comment by Assistant Public Works Director, Wes Jenkins: [00:00:22](#) [recording
32 2]
33

34 Link to Board Member Black recusing himself from the item: [00:01:01](#)
35

36 Link to comment by contractor, Floyd Jackson, describing the project, including
37 discussion between Board Members, Assistant Public Works Director, Wes Jenkins, and
38 Mr. Jackson: [00:02:50](#)
39

40 Link to comment by Contractor, Floyd Jackson, including discussion between Board
41 Members and Mr. Jackson: [00:06:22](#)
42

43 Link to question by Assistant Public Works Director, Wes Jenkins, including discussion
44 between Board Members, Floyd Jackson, and Mr. Jenkins: [00:07:51](#)
45

46 Link to question by Chair Sullivan, including discussion between Board Members,
47 Assistant Public Works Director, Wes Jenkins, and applicant Jack de Ryk: [00:09:37](#)
48

49 Link to question by Chair Sullivan including discussion between Board Members,
50 applicant Jack de Ryk, Assistant Public Works Director, Wes Jenkins, and Ray Allton:
51 [00:11:05](#)
52
53

5 Link to comment by Board Member Mathis, including discussion between Board
6 Members and Ray Allton: [00:19:17](#)
7

8 Link to comment by Board Member Mathis, including discussion between Board
9 Members, Ray Allton, and Jack de Ryk: [00:20:03](#)
10

11 Link to comment by Floyd Jackson, including discussion between Board Members, Ray
12 Allton, and Mr. Jackson: [00:21:02](#)
13

14 Link to comment by Board Member Mathis, including discussion between Board
15 Members and Jack de Ryk: [00:23:36](#)
16

17 Link to comment by Chair Sullivan, including discussion between Board Members and
18 Assistant Public Works Director, Wes Jenkins: [00:24:20](#)
19

20 Link to question by Chair Sullivan, including discussion between Board Members and
21 Assistant City Attorney, Daniel Baldwin: [00:24:54](#)
22

23 Agenda packet [\[Page 375\]](#)
24

25 Link to motion: [00:31:44](#)
26

27 **MOTION:**

28 A motion was made by Board Member Mathis to recommend approval of the
29 ridgeline as we've established in this meeting based on six blue paint spots on
30 the ridge, the applicant needs to meet the ordinance as far as 30 feet back
31 from the established ridgeline. If they meet that requirement of 30 feet back,
32 they should be recommended for approval.
33

34 **SECOND:**

35 The motion was seconded by Board Member Holyoak.
36

37 **VOTE:**

38 Chair Sullivan called for a vote, as follows:
39

40 Chair Sullivan – aye
41 Board Member Holyoak – aye
42 Board Member Mathis – aye
43 Board Member Owens – aye
44

45 The vote was unanimous and the motion carried
46

47 **HILLSIDE DEVELOPMENT PERMIT:**

48 **Consider a request for a Hillside Development Permit to allow disturbance of**
49 **areas in the 20-30%, 30-40% and 40% and above slope areas and review**
50 **possible construction in a rockfall hazard overlay area. Applicant – Mike**
51 **Terry. Case No. 2023-HS-003– ON SITE**
52
53

5 **BACKGROUND AND RECOMMENDATION:** This was heard by the City Council on August
6 1, 2024. There was discussion regarding the berm and the rockfall. A motion was made
7 by council member Larkin, "that we do remand this to the hillside committee and ask
8 them to review the second letter that came from AGECEC and if they wish to move it
9 forward to use to recommend a building pad." In October of 2020, Phase one of Juniper
10 Cove was recorded creating the adjacent lot to the west of the subject property. There
11 is a small outcropping of rock that is in the 20-30% slope category required a review
12 by Hillside Review Board. Additionally, the property falls within the rockfall study zone
13 requiring a study to be conducted on the property. The applicant has supplied a slope
14 analysis and a rockfall study that was produced in 2018. The applicant supplied a
15 secondary letter from AGECEC regarding the rockfall area. Case No. **2023-HS-003** (Staff
16 – Dan Boles).

17
18 Link to comment by Chair Sullivan: [00:33:33](#)
19

20 Link to comment by Planner, Dan Boles, including discussion between board members,
21 Ryan Thomas, Mike Terry, Assistant Public Works Director, Wes Jenkins, Wayne
22 Rogers, and Mr. Boles: [00:34:10](#)
23

24 Agenda packet [\[Page 383\]](#)
25

26 Link to motion: [00:39:03](#)
27

28 **MOTION:**

29 A motion was made by Board Member Black, based on Wayne's comments
30 today and the updated letter, it appears they addressed our concerns
31 concerning rockfall hazard on this particular lot and we do recommend they
32 consider this lot for approval moving forward.
33

34 **SECOND:**

35 The motion was seconded by Board Member Mathis.
36

37 **VOTE:**

38 Chair Sullivan called for a vote, as follows:
39

40 Chair Sullivan – aye
41 Board Member Black – aye
42 Board Member Holyoak – aye
43 Board Member Mathis – aye
44 Board Member Owens – aye
45

46 The vote was unanimous and the motion carried
47

48 **APPROVAL OF MINUTES:**

49 Approval of the meeting minutes from the July 10, 2024 meeting.
50

51 Agenda packet [\[Page 396\]](#)
52

53 Link to motion: [00:39:48](#)

5 **MOTION:**

6 A motion was made by Board Member Holyoak to approve the minutes from
7 the July 10, 2024 meeting.
8

9 **SECOND:**

10 The motion was seconded by Board Member Black.
11

12 **VOTE:**

13 Chair Sullivan called for a vote, as follows:
14

15 Chair Sullivan – aye
16 Board Member Black – aye
17 Board Member Holyoak – aye
18 Board Member Mathis – aye
19 Board Member Owens – aye
20

21 **ADJOURN:**

22 Link to move to adjourn: [00:40:17](#)
23

24 **MOTION:**

25 A motion was made by Board Member Mathis.
26

27 **SECOND:**

28 The motion was seconded by Board Member Owens.
29

30 **VOTE:**

31 Chair Sullivan called for a vote, as follows:
32

33
34 Chair Sullivan – aye
35 Board Member Black – aye
36 Board Member Holyoak – aye
37 Board Member Mathis – aye
38 Board Member Owens – aye
39

40 The vote was unanimous and the motion carried.
41

42 /s/Monica Smith
43

44

Monica Smith, Secretary