

**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, November 20, 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%+ slope areas and review possible construction in a rockfall hazard overlay area. The applicant is Bush and Gudge, and the representative is Rick Meyer. Case No. 2024-HS-0004.**

BACKGROUND AND RECOMMENDATION: This is a request to obtain a hillside permit for the property located at Canyon View Dr and Ostler Way. The applicants are proposing to build a new apartment development on this property. This property is in the hillside overlay. **Meeting time is approximately 9:00 am at Canyon View Dr. and Ostler Way.**

- 2. Consider a request for a Hillside Development Permit to allow the applicant to cut into the (20-40%+) hillside for access to a proposed townhome development. The hillside cut would also allow construction of the northern portion of the townhome site. The applicant has provided a slope analysis, proposed drainage report and site layout for consideration. The applicant is Premier Design & Engineering Inc., and the representative is Eric Mcfadden. Case No. 2024-HS-014.**

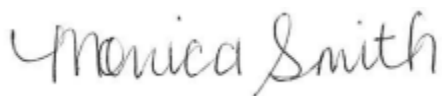
BACKGROUND AND RECOMMENDATION: The northern portion of the property has slopes that are in the 20-40%+ range. When Riverside Drive was constructed in approximately 2005 some of those slopes were disturbed to make room for the road. The Willow Bend Townhomes project was previously approved by the City Council in April 2021. The previous approvals have expired so the project is being re-processed. **Meeting time is approximately 10:00 am at Riverside Dr. between Judy Lane and Tagans Way.**

- 3. Consider a request for a Hillside Development Permit to adjust the location of the ridgeline and ridgeline setback on lot 44 of the Foremaster Ridge subdivision in anticipation of the construction of a residential home. The applicant is Jack de Ryk/Floyd Jackson. Case No. 2024-HS-010.**

BACKGROUND AND RECOMMENDATION: This is a request to obtain a hillside permit for the property located at 1856 E. Joe Cir (Lot 44, Foremaster Ridge). This location is a residential neighborhood, and the applicant would like to build a house on this lot. The rear of the applicant's property abuts the ridge line of Foremaster Ridge. The applicant is requesting to review the location of the 30-foot ridgeline setback as shown on the final plat for Foremaster Ridge lot 44 and establish a ridgeline which the applicant feels is more indicative of the actual ridgeline. This application came before Planning Commission once before on August 27, 2024, at which time the Planning Commission recommended that the City Council approve the ridgeline as proposed by the Hillside Review Board. On October 23, 2024, the Hillside Review Board (HSRB) reviewed the application again and recommended the same coordinates for the ridgeline. The applicant would like the chance to present additional information to the HSRB. **Meeting time is approximately 11:00 am at 1856 E. Joe Cir.**

- 4. Minutes**

Consider a request to approve the meeting minutes from the October 23, 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
Canyon View Dr and Ostler Way



Item #2 Meeting Location
East of Riverside Dr. between Judy Ln and Tagans Way



Item # 3 Meeting Location
1856 E Joe Cir.

