

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 18, 2020** commencing on-site at **8:30 a.m.**

The estimated site time is in bold.

The agenda for the meeting is as follows:

1. Consider a request for a Hillside Development Permit to allow for the development of a proposed single-family residential development within Stone Cliff. The representative is Brandee Walker with Civil Science. Case No. 2020-HS-011. **8:30 am.** (*see meeting location below*)
2. Consider the minutes of the August 26, 2020 & September 23, 2020 Hillside Review Board meeting.

Dan Boles
Planner III
Development Services

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.



HILLSIDE REVIEW BOARD AGENDA REPORT: **11/18/2020**

HILLSIDE DEVELOPMENT PERMIT

Stone Cliff

Case No. 2020-HS-011

- Request:** A request for a Hillside Development Permit to allow development of a proposed single-family residential development within the Stone Cliff development. This request is the final request to finish the project and does not apply to already approved hillside development.
- Project:** The purpose of this project is to expand residential development in compliance with the hillside ordinance.
- Owner:** Traveller Stone Cliff LC
- Representative:** Civil Science
- APN:** Sending: SG-5-3-4-4102 Receiving: SG-5-2-34-3302, SG-5-2-31-3261
- Location:** Located south of 1450 South Street (*see exhibits*).
- Acreage:** Sending: 20.12 acres Receiving: 1.06 acres, 0.35 acres
- Zone:** R-1-10 (Single Family Residential 10,000 sq. ft. minimum lot size) and PDR (Planned Development Residential)
- General Plan:** LDR (Low Density Residential)
- Adjacent zones:** The site is surrounded by R-1-10 zoning
- Powers & Duties:** Section 10-13A-9(B) of the “Hillside Review Board Powers and Duties” states that the hillside board can make recommendations for approval, conditional approval, and denial to the Planning Commission (PC) and City Council (CC).
- Permit required:** Section 10-13A-6:A requires that all major development (i.e., cut greater than 4’, etc.) on slopes above 20% requires a ‘hillside development permit’ granted by the City Council upon recommendation from the Hillside Review Board and the Planning Commission.
- Geotechnical:** A geotechnical investigation was prepared by Landmark Testing & Engineering on September 25, 2018 (*Project No. 18242*) and was approved in

2018 with the original Hillside permit. An updated letter by Landmark Testing & Engineering has been submitted and attached to this staff report.

Drainage: A “Drainage Study” dated August 21, 2018, was prepared by L.R. Pope Engineering, Inc. The report is an analysis of on-site and off-site hydrology under current conditions and with proposed development of the site. The report addresses proposed mitigations for handling drainage. An updated letter prepared by Civil Science has been submitted and attached to this staff report.

Analysis: In 2018, a Hillside Permit was approved by the City Council on the surrounding property but at the time the applicant did not own the subject property. The applicant has since purchased the property and is now pursuing a Hillside Permit on these two parcels or portions of parcels.

The application involves taking densities that were once earmarked for another portion of the development and transferring them to the property in question. Attached to this report is a map that depicts the amount of acreage of both the sending and receiving parcels. The sending parcel is approximately 20 acres but given the slope on the property, approximately 4.77 acres is able to be transferred. On the receiving end, the larger parcel needs to receive 1.06 acres and the other needs 0.35 acre. The applicant has stated that this will be the final transfer and will memorialize that in a development agreement.

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%).

F. The applicant may:

1. Transfer all development density from steeper slope categories (sending areas), to areas within the development with natural slopes of twenty percent (20%) or less (receiving areas); and

2. Develop additional bonus density, calculated from each slope category, as follows:

a. Natural slopes twenty percent (20%) or less transferred on a one-to-one (1:1) unit basis; plus

b. One (1) additional density unit for each density unit transferred from natural slopes of twenty-one percent (21%) to thirty percent (30%); plus

c. Two (2) additional density units for each density unit transferred from natural slopes of thirty-one percent (31%) to forty percent (40%).

3. Unit calculation for the receiving area shall be based on the requirements of the sending area zone.

G. Density transfers to the receiving area may occur without a zone change within the receiving area even though the resulting density or configuration may exceed the density limits of the receiving area zone. Other than density, the receiving area's zoning requirements apply to development in the receiving area. For instance, lot sizes may vary, but single-family zoning districts only allow single-family detached dwellings.

H. If the applicant proposes to develop within the twenty-one percent (21%) to forty percent (40%) slope area, the applicant cannot employ partial density transfers from the sending area and must propose a design, site development plans, and a grading plan that blends and harmonizes all aspects of the proposed development into the natural topography, and that minimizes road cuts and fills.

I. Non-disturb areas within a residential lot as shown on the slope analysis map shall not be used to calculate minimum lot size.

J. Disturbance standards do not apply to the city for limited city facilities: trails, parks, and utilities.

Comments: This request is for an expansion of Stone Cliff (only two parcels).

There are two (2) existing older homes which are to be demolished. These are shown on the proposed lots 1727 and 1730.

If the HSRB recommends approval of a hillside permit, then the permit request advances forward to the Planning Commission (PC) for review and recommendation and then on to the City Council (CC) for approval or denial.

If approved, staff would work with the applicant for submittal of a SPR (Site Plan Review) application with the required accompanying civil engineering plan set (*for plan review*).

1. Hillside Permit - A hillside permit is required per ordinance and the HSRB will make recommendations to the PC & CC.
2. Zoning – For this project, no zone change is proposed yet but it is anticipated that the applicant will want to bring it into the PD with the rest of Stone Cliff.
3. Drainage – Drainage shall comply with the ‘Drainage Study’ dated August 21, 2018, by L.R. Pope Engineering, Inc.
4. Geotechnical – All earthworks shall comply with the recommendations and mitigations presented in Landmark Testing & Engineering Geotech Report for project #18242 dated September 25, 2018.

HSRB Options:

The following are examples of possible motions;

1. Denial - This application is recommended for denial because _____.
2. Table – This application is recommended to be tabled to allow the applicant an opportunity to provide the following information _____.
3. Approval - A motion to recommend approval to remove insignificant slope areas to allow development of a proposed single-family residential development as an extension of the Stone Cliff subdivision. This removal is justified with the **findings** that the areas within the identified “limits of disturbance” per Section 10-13A-4.A.4.a) are not contiguous nor part of a major hillside formation, b) the removal of such areas will not create a negative aesthetic impact, and c) the land area is zoned for residential development. The applicant shall work with staff during the construction plan review process to address any rock fall hazards, geotech hazards, and drainage and sediment issues, and will follow the recommendations of the drainage report, and geotechnical report.

(Example)

HSRB Motion:

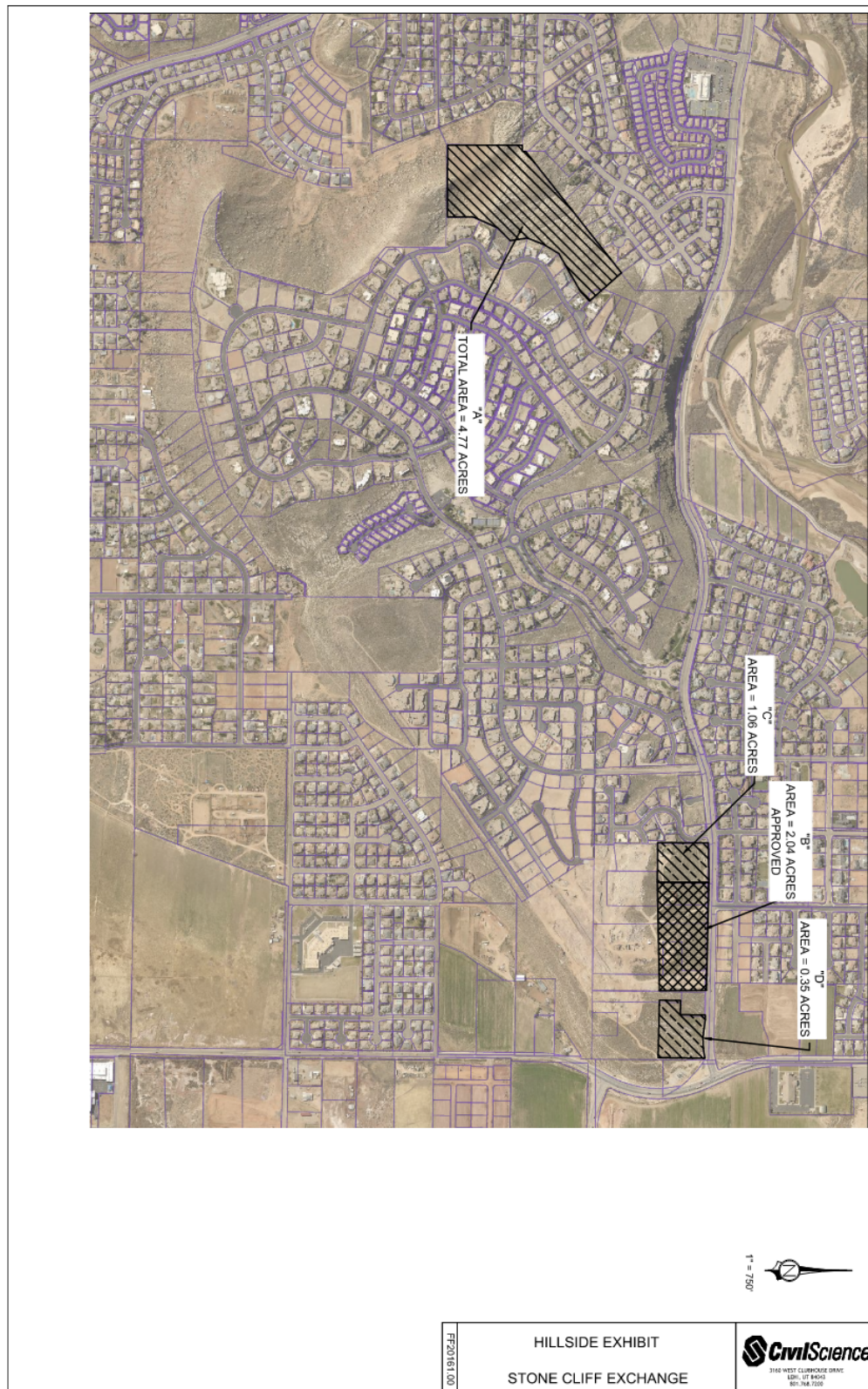
The Hillside Board recommends approval of this hillside request because it has been determined that there is enough property to that can be transferred from

the sending parcel and there will be no detrimental impacts to the areas receiving the additional acreage.

Google Map – Street Views



Stone Cliff Exchange Map





1453 S Dixie Drive, Suite 150

St. George, UT 84770

435-986-0100

Stone Cliff Hillside Exchange

Exhibit "A" is the area that is being used for the exchange. It has a total of 4.77 acres that can be used as credit.

Exhibit "B" has already been approved for exchange and it is a total of 2.04 acres.

Exhibit "C" is an area that we are needing to exchange, and it has a total of 1.06 acres.

Exhibit "D" is an area that we are needing to exchange, and it has a total of 0.35 acres.

These areas are all slope calculations based off the city ordinances.

Exhibit "A" 4.77 acres – Exhibit "B" 2.04 acres = 2.73 acres **(Already approved by Hillside)**

Total credit leftover is **2.73 acres**.

Exhibit "C" and Exhibit "D" = 1.41 acres

2.73 acres – 1.41 acres = 1.32 acres of credit remaining.

Stone Cliff is willing to forgo any remaining credit with this exchange once it is approved.

Drainage Report Concurrence Letter



Carolyn Prickett, P.E.
City of St. George
Development Services
175 East 200 North
St. George, Ut 84770

1453 S Dixie Drive, Suite 150
St. George, UT 84770
435-986-0100

RE: STONE CLIFF PHASE 17

Dear Carolyn,

Traveller Stone Cliff LLC has contracted with Civil Science Infrastructure, Inc. to complete the design for the Stone Cliff, Phase 17 project, located south of 1450 S, west of 3000 E, and east of 2670 E.

The original contract with L.R. Pope Engineering, Inc. included the completion of Phase 16 improvement plans and an overall drainage study covering Phases 16-17. To avoid duplication of work, we offer this concurrence letter for the "Drainage Control Plan & Report for Stone Cliff Phase 16 & 17", completed by L.R. Pope Engineering, Inc., dated August 21, 2018 by Lloyd Ried Pope, P.E.

Civil Science Infrastructure, Inc. has reviewed the above mentioned drainage study and we concur with the recommendations and analysis provided. No master planned drainage facilities will be constructed with this project.

If you should have any questions or concerns, please call or e-mail at (435) 986-0100, X-317 or kcsmith@civilscience.com.

Sincerely,

Kelvin C. Smith, P.E.



Landmark Letter



April 21, 2020

Traveller Development
Attention: Gail Maxwell
912 West 1600 South
Building B, Suite 201
St. George, UT 84770

Subject: Stone Cliff North Parcel Addition
St. George, Utah
Landmark Project No. 18424

Reference: Stone Cliff North Parcel- Disturbance Photos, St. George, Utah, Landmark Project
No. 18424, Dated October 12, 2018

Gail:

The referenced report discusses the site of the Stone Cliff hill along 1450 South to the east of the Views at Stone Mountain. At the time of the report, Stone Cliff Development did not own the 3.12-acre parcel SG-5-2-34-3302, which has since been purchased by Stone Cliff Development.

The referenced letter discusses how we have made a site visit and observed the slope and the bedrock conditions of the site. Disturbance of the area adjacent to 1450 South has already occurred. We understand that the phase, including the 3.12 acre parcel recently purchased by Stone Cliff Development, will be developed according to the CC&R's of the Stone Cliff development. Therefore, rockery walls and/or homes will cover/hide any rock cuts.

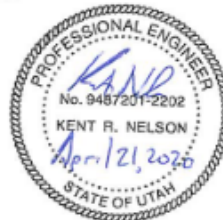
The entire site, including the additional 3.12-acre parcel is within sandstone bedrock of the Shinarump Conglomerate Member of the Chinle Formation. In the Stone Cliff area this formation is comprised of medium to coarse grained sandstone. Numerous, discontinuous, ledges are present which represent stream channel deposits.

Although, the entire parcel is within bedrock, the ledges in the Stone Cliff Phase 17 area do not appear to be contiguous. Final development is expected to be a marked improvement.

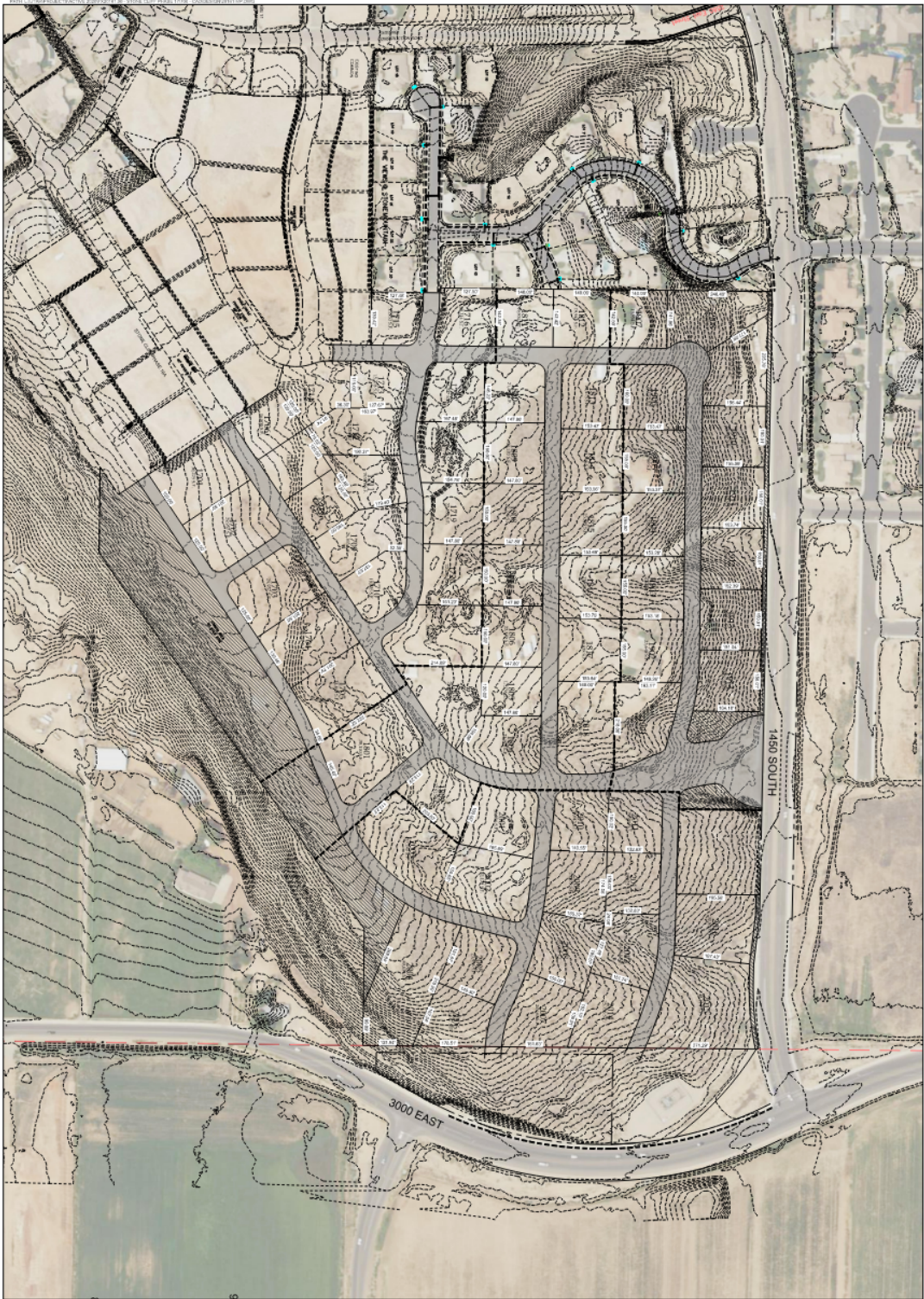
Respectfully,

LANDMARK TESTING & ENGINEERING

Kent Nelson, P.E.
Project Engineer



Preliminary Subdivision Layout



SHEET 1 OF 1	PRELIMINARY SITE PLAN	 CivilScience Engineers / Surveyors / Architects 1405 S. DINE DRIVE, SUITE 100 ST. GEORGE, UT 84770 435.966.0100
	STONE CLIFF PHASES 17-20 ST. GEORGE, UTAH	