

HILLSIDE REVIEW BOARD
CITY OF ST GEORGE
WASHINGTON COUNTY, UTAH
JANUARY 27, 2021

PRESENT:

James Sullivan
James Dotson
David Black
Shawn Patten

CITY STAFF:

Assistant Public Works Director Wes Jenkins
Planner III Dan Boles
Planner II Genna Goodwin

APPLICANT:

Mark Teeppen
Reed Scout
Allen Hall, Rosenberg Associates

EXCUSED:

1. Consider a request for a Hillside Development Permit to allow development of PA (Planning Area) 9 of the Divario development. The property was originally considered for hillside approval in 2008 but required additional review to allow cuts and fills of greater than 10 feet. The property is generally located south-east of Varano Vistas and Cecita Crest at Divario subdivisions on Divario Canyon Drive. The property is currently zoned R-1-7 (Residential single family, 7,000 sq ft minimum lot size). The owner is 730 St George, LLC. Case No. 2021-HS-001. (See 'Meeting Place' exhibit below). **Meeting time approx. 8:30 am**

Mark Teeppen explained that this area has already been approved by hillside however, here in PA-9, any cuts greater than 10' must return to the hillside review board for review. There are areas that have cuts of about 16' throughout the project.

Took some time to orient everyone to where the meeting was taking place and where the proposals would be.

Discussion on cuts and wall heights.

Mark Teeppen explained that there would be varying mitigation measures in place to address the large cuts. The homes tend to block the cuts. They also revegetate the area. Drill cuts are used when possible.

James Sullivan asked how tall a cut would be from a certain pad elevation.
Allen Hall said about 24'. Most of it is solid. We pre-drill all locations to create the best plan.
Mark Teeppen added that there would be rock wall tops to the cut slopes.

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David Black noted there was no geotechnical report with this application, however the cuts are solid. Typically, the hillside ordinance is intended to prevent hillsides from scarring as the color beneath the surface varies from the cut color. In this area, that is not the case. The cut is the same color as the surface and noticeable scarring does not occur. The rock walls they are building also blend in. There may be a safety issue with some of the cuts adjacent to the BLM property. A barrier can mitigate that.

Mark Teeppen said that a barrier will be required for the tortoise reserve.

James Dotson said the existing development looks great and if they continue that it should be fine.

Conflict of Interest Statements

James Dotson noted that their firm designed the landscape for the project.

David Black noted that their firm is working on this project, but he is not assigned to this case.

Jaems Suulivan noted that their firm has purchased parcel 14.

MOTION:

James Dotson made a motion to recommend approval of the request for a Hillside Development Permit to allow development of PA-9 as requested and outlined in the staff report.

David Black seconded the motion.

AYES (4)

James Sullivan

James Dotson

David Black

Shawn Patten

NAYS (0)

Motion carries.

2. Consider approval of the meeting minutes from September 23, 2020 and December 16, 2020.

The minutes were not approved at this meeting.

ADJOURN

James Sullivan made a motion to adjourn.

James Dotson seconded the motion.

Meeting adjourned.