

HILLSIDE REVIEW BOARD
CITY OF ST GEORGE
WASHINGTON COUNTY, UTAH
APRIL 21, 2021

PRESENT:

James Sullivan
James Dotson
Dave Black
Shawn Patten

CITY STAFF:

Assistant Public Works Director Wes Jenkins
Planner III Mike Hadley
Development Services Office Supervisor Brenda Hatch

APPLICANT:

Brandee Walker
Raine Christensen

The agenda for the meetings are as follows:

1. Consider a request for a Hillside Development Permit to allow development of the subject property into townhomes. The applicant is asking for approval of a hillside permit in order to cut into 20-40% slopes. The property is located on the east side of Valley View Drive and just south of Sunset Dr. The property is currently zoned R-1-10 (Residential minimum lots size 10,000 sq ft) & A-P (Administrative Professional). The owner is Raine Christensen. Case No. 2021-HS-003. (See 'Meeting Place' exhibit below).

Brandee Walker – They will be coming in for a PD Zone change. We want to put a public street with a cul-de-sac right up the center of it and then 10 townhomes around it. The units he wants to build are 2 stories. We are trying to match ground as possible.

Raine Christensen – We would like to donate the undevelopable hillside to the City. For now, we are just looking at using this piece and then there is a high chance we will donate the rest.

Brandee Walker – We are not disturbing past the old road that led to the water tower. We have a red line there. We have been talking with Landmark about mitigating the 2:1 to try and steepen it up a little bit, I think that is doable.

Wes Jenkins – So is the red line your disturbance area right there?

Brandee Walker – Yes.

James Sullivan – It looks like you are disturbing some 40%.

Brandee Walker – It's a little choppy, you can see in the slope map that we've got the little speckles the deep dark green are the 40 or greater. The little speckles are actually in the 30-39 category.

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Wes Jenkins – So I noticed you exceeded the 30% and the 5%, can you explain that?

Brandee Walker – The 20%

Wes Jenkins – Yes, the 20 – 29 you are only allowed to disturb 30% of it and you guys are above that.

Brandee Walker – Some of this stuff down in here are the benching areas for the grading.

Raine Christensen – We tried to do something other than a cul-de-sac to stay in it, but the City did not want to see that.

Brandee Walker – We tried a hammer head and we tried doing private roads, but fire wanted it to be a standard street with turn around. You can see we are not pushing any units into the hillside; it's really just getting that road in there to turn around.

Wes – The 30 – 39 is 5% and you show 9.9, the hillside would have to make a recommendation that they were man made, or it's not contiguous to the hillside.

Brandee Walker – I'm counting the garden in my numbers, does that count if it's open space/gardening?

Dave Black – If it is cut, then it is.

Brandee Walker – It's really not cut, it's the natural soil as it is today.

Raine Christensen – There is a road right there from a previous owner.

James Sullivan – Are these green spots caused by the old road? Is that included in the numbers?

Brandee Walker – I'm not sure.

Dave Black – Brandee mentioned that they have been talking to Landmark and they want to steepen up that 2:1 slope, which I would definitely support, I think it could go steeper. That would reduce the extent of the cut up the hill dramatically. I wish they would have done it before so we could see. My thought was as if their disturbance could come down more like this (drew his own line on the paper) look at all the steeper stuff we could avoid and by steepening up that back cut, if that was the limit of the disturbance then I think that is a great improvement.

Brandee Walker – I agree with you, in fact I got looking at this and his contours are just a smidge tighter than what is on the ground so if we could steepen up just a little bit we would catch probably about where you have drawn it.

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James Dotson – Is that cut pretty much solid rock?

Brandee Walker – Yes

James Dotson – What do you finish that off with?

Raine Christensen – Seeding for this area.

Brandee Walker – That's how we handled the one over there.

Dave Black – If it's bedrock, and if you go steeper than 2:1, you won't get anything back. So, you basically will need rock faced slopes or big block faced slopes, something to help minimize the back. I think on this site the amount of the disturbance is the issue for the hillside board and I think it can be minimized and reduced by steepening up that. I think that would be a lot easier for us to recommend approval if you went further down the hill. And the other issue they addressed in the Landmark report was a moderate rock fall concern here and they had some guidelines, I'm not sure if that is implemented in your design, but Landmark's recommendations for rock fall need to be implemented as well.

Brandee Walker – We can update the grading to show the steepen of the cut.

Dave Black – A 1:1 may bring right in where you need it. If you leave the 1:1 exposed then you have the raveling issues and stuff like that. They have put up either rock or block in the other areas along this street to help mitigate the cuts.

Discussion continued on unraveling and how to mitigate that.

Dave Black – So without seeing the final plans, can we recommend it for approval, or does it need to come back? Do you review it? We don't really know how it will end up.

Wes Jenkins – Would you like us to send it out to you once it comes in?

Dave Black – Yes, we would like to see what the extent of it is, I don't think we need to come out here again.

James Sullivan – If these lines are drawn at 2:1 and it decreases to 1:1 then it decreases that distance by half, won't it?

Brandee Walker – It will be better than that.

Shawn Patten – I think that we have talked about it but how will it be finished off?

Dave Black – Have you seen a drainage report?

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Brandee Walker – Yes, it's in the packet.

Wes Jenkins – Are you comfortable with the rock facing? This is a prominent hillside; we would want it to match.

Dave Black – It blends in better than red. The red comes up because we create the scar, but the natural hillside itself is not red.

Brandee Walker – Raine is proposing 2-story buildings as well, because of the height, you shouldn't see much of that.

James Sullivan – If it's reduced to a 1:1 I don't see us putting a rock face on it, can you put a rock face on a 1:1?

MOTION: Dave Black made a motion to recommend for approval a Hillside Development Permit for Desert Garden Cove with the following conditions: 1. The back-cut slope be steepened as much as feasible to minimize disturbance 2. The rockfall guidelines issued in the Landmark Geotech report be implemented into the design component 3. The City Council review the finished product as far as the facing of the cut slope and the wall to their satisfaction.

SECOMD: Shawn Patten

AYES (4)

James Sullivan

James Dotson

David Black

Shawn Patten

NAYS (0)

Motion carries.

2. Consider approval of the meeting minutes from January 27, 2021 and February 17, 2021.

MOTION: James Dotson made a motion to approve the minutes from the January 27, 2021 and the February 17, 2021 meetings.

SECOND: Dave Black

AYES (4)

James Sullivan

James Dotson

David Black

Shawn Patten

NAYS (0)

Motion carries.

James Dotson made a motion to adjourn.