

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 meetings at the referenced site on **Wednesday, August 3, 2022**, commencing on-site at approximately 8:30 a.m.

PRESENT:

Dave Black
James Dotson
Russ Owens

EXCUSED:

Jeff Mathis
James Sullivan

CITY STAFF:

Assistant Public Works Director, Wes Jenkins
Planner III, Dan Boles
Planner III, Carol Davidson
Development Office Supervisor, Brenda Hatch

James Dotson called the meeting to order.

1. Consider a request for a hillside development permit at the Divario Development. The applicant is proposing to construct in the area shown on the slope map labeled 20-29%. This is specifically in the PA-3 area which is situated west of the intersection of Canyon View Drive and Gap Canyon Parkway. The property is currently zoned PD-R (Planned Development Residential). The applicant is URE Fund 1 – Rillisante Villas, LLC. Case No. 2022-HS-012. (*See 'Meeting Place' exhibit below*).

Jared Bates – What we are looking at today is there is a portion of the road that is in the 20 to 30 percent slope. We staked where that line is at. As we were adjacent to Gap Canyon Pkwy we are pretty close to existing ground. As we got here to the west, it kind of drops off and we are placing fill in that area. As we go from the south we are cutting the hill out to tie into existing ground.

Dave Black – So most of this color is in this bowl up here? So, the only disturbance in the slope is that area?

Jared Bates – That's right.

Dave Black – So there are some things that we've mentioned on other projects that would be similar to where we are cutting down on a ridge. If a cut comes down and daylights

then we want to be very specific about not allowing materials to be pushed over the edge. All the cut has to come back. Was there a penalty or something that we did on Knetta's Knoll? There was a disturbance line and then construction fence, but was there anything that would give it some teeth?

Wes Jenkins – We couldn't give them a penalty so basically we just went out and had them stake.

Dave Black – What about restoration if they go over the side?

James Dotson – A bond or something.

Wes Jenkins – We could do that.

Wayne Rogers – I think you could have a bond for 10% of the construction cost is what I think it was. Then we would come in and inspect and write a letter saying that it complied with the condition. We haven't done that in a long time.

Dave Black – I don't know that it would necessarily talk about disturbance. The letter would say that the grading was done correctly with the right cuts and fills and things. So that would have to be something very specific that you would have to address if you want to be responsible to do that.

Wayne Rogers – I don't have a problem with it as long as it's spelled out what it is so it's not vague. I'm totally in agreeance with what you're saying. Russ and I talked about it before you brought it up, not pushing out and over it. That's one of the worst things I see done.

James Dotson – In the fill area, these are retaining walls that you show.

Jared Bates – That's right.

James Dotson – What are they going to be?

Dave Black – The motion can say that they will be natural rock or block that is similar in color to the surrounding nature. I think the next issue is where we actually expand into the steep slope area, is there something that allows you to disturb a certain amount there?

Discussion on what they will do with the hill.

Dave Black – The only other thing I would want to bring up is that you need to be very site specific if you are building rock walls in a blue clay area.

Wayne Rogers – Ok I can provide that.

Wes Jenkins – What did you want to do if spill over occurred?

Dave Black – I think we probably need to address some type of a bond and then some type of an inspection.

Wes Jenkins – We used to do that like Wayne said. We just haven't really done it lately.

Discussion on what kind of bond can be required for spillover.

Dave Black – We probably also need to declare any potential conflicts of interest. James works on this project and I work for Rosenberg and Associates.

MOTION: Russ Owens made a motion to approve the Rillisante at Divario project with the stipulations that there is a construction fence on the downhill side of the slope to identify the limits of excavation, that there is a restoration bond or similar bond that is consistent with the City Ordinances in the case of if a contractor gets carried away and materials get deposited on the slope and also that the walls area constructed out of rock or block that are similar to the color out here and that the walls are constructed in accordance with the rock wall ordinance as far as height and setback.

SECOND: James Dotson

AYES (3)

Dave Black

James Dotson

Russ Owens

NAYS (0)

Motion carries

2. Consider approval of the meeting minutes from May 25, 2022.

MOTION: Russ Owens made a motion to approve the minutes from the last meeting.

SECOND: Dave Black

AYES (3)

Dave Black

James Dotson

Russ Owens

NAYS (0)

Motion carries