

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, February 8, 2023**, commencing on-site at approximately 9:00 a.m.

PRESENT:

James Sullivan
Dave Black
Jeff Mathis
Russ Owens

EXCUSED:

James Dotson

CITY STAFF:

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

The agenda for the meeting is as follows:

1. Consider a request for a hillside development permit for a residential retaining wall. The applicant is requesting that the Hillside Review Board consider the structural stability and mitigate the appearance and location of this retaining wall. The property is currently zoned R-1-8 (Single Family Residential, minimum lot size 8,000sf). The site is located at 150 N. Donlee Drive. The applicant is Ryan and Martina Davis. Case No. 2022-HS-018.

Dave Black – I feel that they’ve addressed all their comments and concerns. They have looked at it with some different parameters which are probably more realistic and it appears it meets the requirements of what we’ve asked them to do.

Wes Jenkins – The three things were, there was no ridgeline there and so they are basically doing what Ridge wants to do, even though they couldn’t do that here because they didn’t own the property to the north, so you will need to make that recommendation. Then the color that they were going to stain it.

Ryan Davis – And one of the items was the drainage, just making sure it has proper drainage itself.

Jeff Mathis – One thing, it seems to me that there should be some discussion on this idea of creating new ridgelines in our community. I think it is something we as a committee need to think about. Especially when they are 1000 ft long. This is a small example, but

the other project we are looking at is going to be a very large example. I understand property rights and that they should be able to do what they want with their own property.

Dave Black – I think it's worth a discussion.

Jeff Mathis – I don't know if that is a separate meeting, a separate agenda item on a short agenda like this so we sit down and talk about it sometime, because I've got my thoughts on it. When you create a large new ridgeline, you are definitely changing the nature of the hillside.

Discussion continued regarding discussing creating a ridgeline.

Wes Jenkins – Carol and I talked to the City Attorney about this, and she recommend a notice of non-compliance be recorded against this property because no building permit was issued. Carol and I kind of word smithed this a little bit, we want some direction in the wording of the notification that should be given to a future buyer.

James Sullivan – The only thing I would add to that, because it does say no tests were performed during construction, it doesn't imply that further testing has been done. There are reports compiled that can be referred to.

Russ Owens – I like the wording, I feel very uncomfortable in approving it, but if were just saying this happened and this happened.

Jeff Mathis – Are you still planning a pool in that area?

Ryan Davis – Yes.

Jeff Mathis – But that is all addressed?

James Sullivan – Yes and there was quite a bit in the actual study that came back with recommendations for the pool. We might want to say that if a pool goes in they follow the recommendations in the report.

Ryan Davis – And that is the plan, it will have it's own separate foundation and footings and everything so that it's not putting additional stress on the wall. It's actually lighter than the dirt.

Carol Davidson – Let me just add that number 2 the height of the wall, we would include with the non-compliant letter about the height being non-compliant as well.

MOTION: Russ Owens made a motion to acknowledge that at 150 N Don Lee Drive that the owners created a ridgeline by placing a retaining wall between the two existing ridgelines, we acknowledge that the retaining wall is approximately 10 ft. which exceeds the allowed by 2 ft. However, there was an attempt to bury the wall by 2 ft and we recommended as a board not to do that because of future disturbance on the outside of the wall a notice of non-compliance letter should be recorded against the property so that any future owners will know that the wall was erected without obtaining a hillside or building permit, no testing was done during construction of the wall. However, a

geotechnical evaluation has been completed which shows that the wall could be safe if properly constructed. The retaining wall needs to be colored to blend in with the surrounding geology and with that we recommend approval of the hillside permit.

SECOND: Dave Black

AYES (4)

James Sullivan

Dave Black

Jeff Mathis

Russ Owens

NAYS (0)

Motion carries

James Sullivan moved to adjourn.