

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, June 28, 2023**, commencing on-site at approximately 8:30 a.m.

The estimated site times are in bold. The agenda for the meeting is as follows:

1. Consider a request for a preliminary hillside development review. This review would accompany a future general plan amendment and is a preliminary review of the hillside for a future commercial project. The property is currently zoned PD-R (Planned Development Residential). The site is located on the east side of Riverside Drive at approximately 700 South, south of Foremaster Drive. The applicant is Dave Nasal. Case No. 2023-HS-006. **Meeting time is approx. 8:30 am**
2. Consider approval of the meeting minutes from the **April 26, 2023**, meeting.

Dan Boles, AICP
Senior Planner
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.

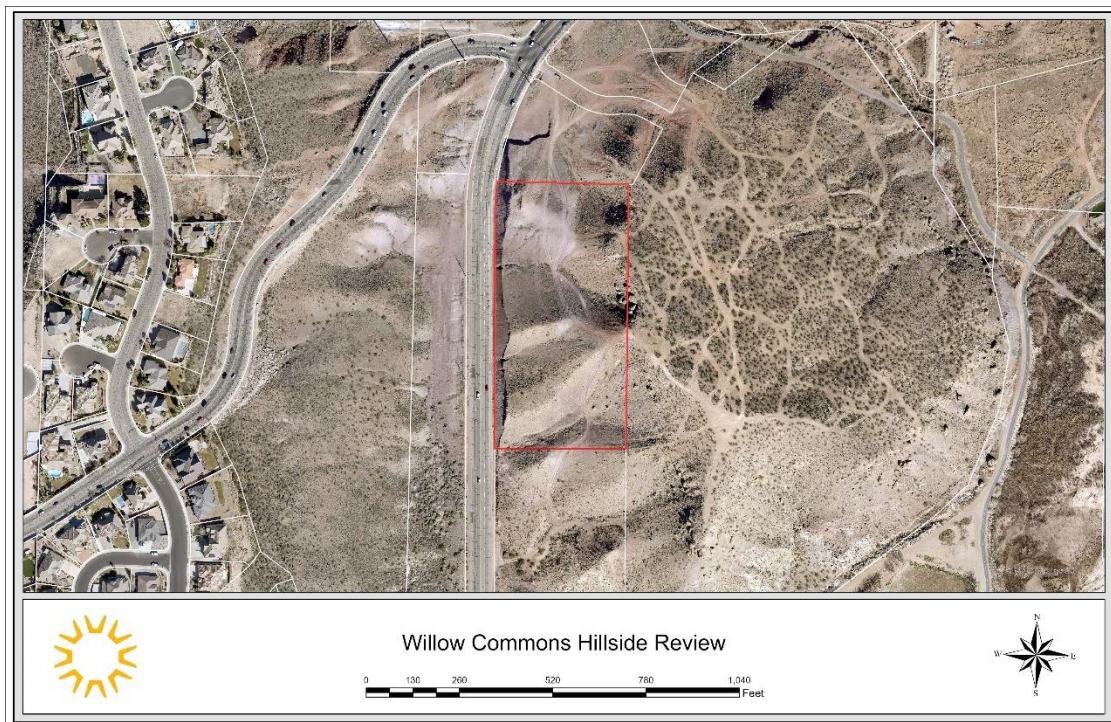
Meeting Location

Item #1 – 2991 E Banded Hills Dr



HILLSIDE REVIEW BOARD AGENDA REPORT: 06/28/2023

Willow Commons Hillside Development Permit (Case No. 2023-HS-006)		
Request:	A Hillside Development Permit to allow disturbance of areas in the 20-30%, 30-40% and 40% and above slope areas. This application is in anticipation of a General Plan Amendment leading to construction of a commercial development.	
Applicant:	Dave Nasal	
Representative:	Dave Nasal	
Location:	East side of Riverside Drive at approximately 700 South (South of Foremaster Drive)	
General Plan:	MDR (Medium Density Residential)	
Existing Zoning:	PD-R (Planned Development Residential)	
Surrounding Zoning:	North	C-3 (General Commercial)
	South	PD-R (Planned Development Residential)
	East	RE-20 (20,000 ft ² residential lots), OS (Open Space)
	West	PD-C (Planned Development Commercial)
Land Area:	Approximately 6.12 acres	



BACKGROUND

The applicant has contemplated a commercial development on the subject property. In order to pursue a commercial development, a general plan amendment would need to happen to a commercial designation. In order to not get too far down the road if the hillside factor was going to be an issue, a preliminary hillside analysis will accompany the general plan amendment. Any development on the property would require a full hillside review and analysis which would accompany a zone change request. This is simply a preliminary, first blush look at the project potential. Thus, no geotechnical investigation normally associated with a hillside permit review is part of this analysis. Staff acknowledges that this is a little different than previous requests, but it will allow the applicant to get a comfort level before pursuing full reports with their accompanying expenses.

It appears from the slope analysis that there is considerable slope on the property. There are also some areas that are relatively flatter than other areas. There doesn't appear to be any way to access the property without disturbing a significant slope. That said, it does appear that that slope was created during the construction of Riverside Drive and is therefore manmade and not natural.

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%).

10-13A-2: Slope and Slope Areas Determined

A. Slope shall be determined for each significant portion of development parcel.

B. *Procedure:* The applicant shall map the location of the natural slope by using the following procedure:

1. *Preparation of Contour Maps:* The applicant shall submit an accurate, current contour map, prepared and certified by a licensed professional engineer or surveyor, which shows all land contours at intervals no greater than five feet (5'), drawn at a one inch equals one hundred feet (1" = 100') scale maximum.
 2. *Verification through Field Surveys:* The city engineer or designee may require the applicant to submit a field survey to verify the accuracy of the contour map.
- C. *Determination of Slope Areas:* Using the contour map, natural slopes shall be calculated using points identified as natural slopes of twenty percent (20%), thirty percent (30%), and forty percent (40%), and shall be located on the contour map and connected by a continuous line. That area bounded by said lines and intersecting property lines shall be used for determining project density. Small washes or outcrops, which have slopes distinctly different from surrounding property, and are not part of the contiguous topography, may be excluded from the slope determination.

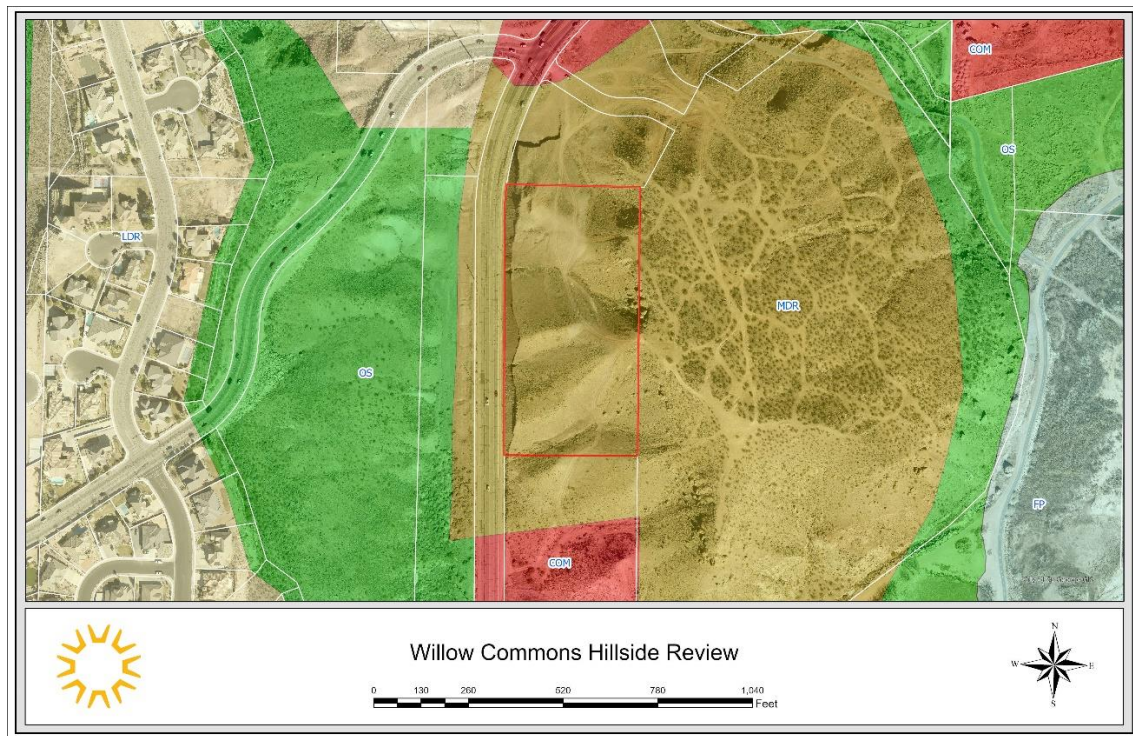
EXHIBITS PROVIDED

1. Exhibit A – Site Plan
“Exhibit A” in the packet shows the location of the new road extension.
2. Exhibit B – Slope Analysis
“Exhibit B” in the packet is an analysis of the slope.
3. Exhibit C – Topography
Exhibit C is a map of the current topography on the property.

RECOMMENDATION

Section 10-13A-8(B)(1) of the “Hillside Review Board Powers and Duties” states that the hillside board can make recommendations to “adopt, modify or reject a proposal” to the Planning Commission (PC).

General Plan – MDR – Medium Density Residential



Zoning – PD-R (Planned Development Residential)

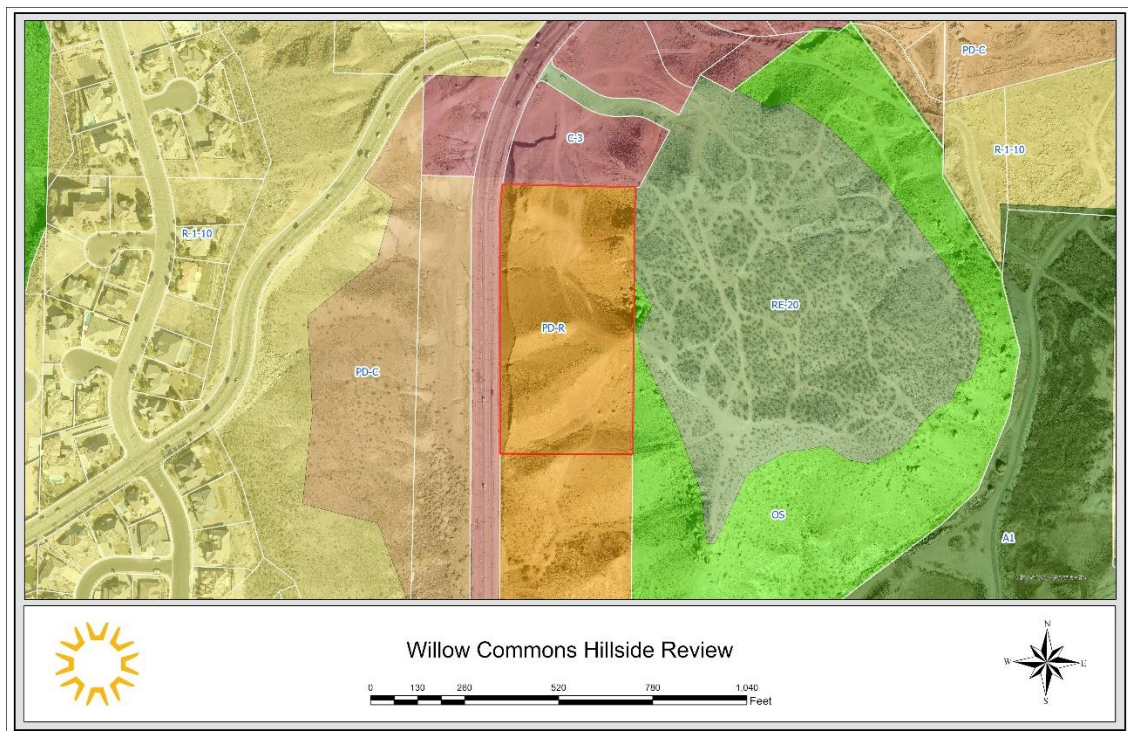
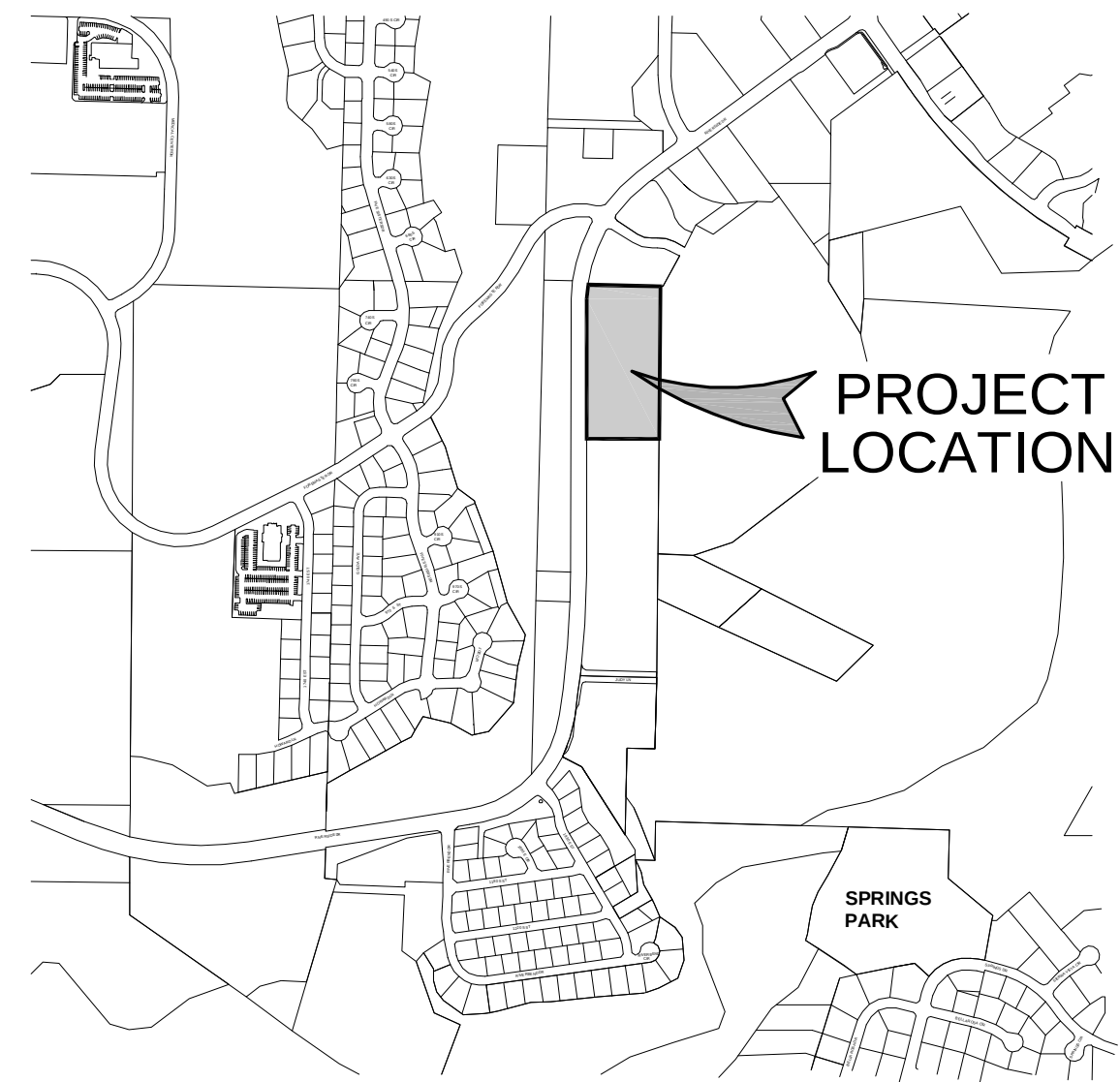
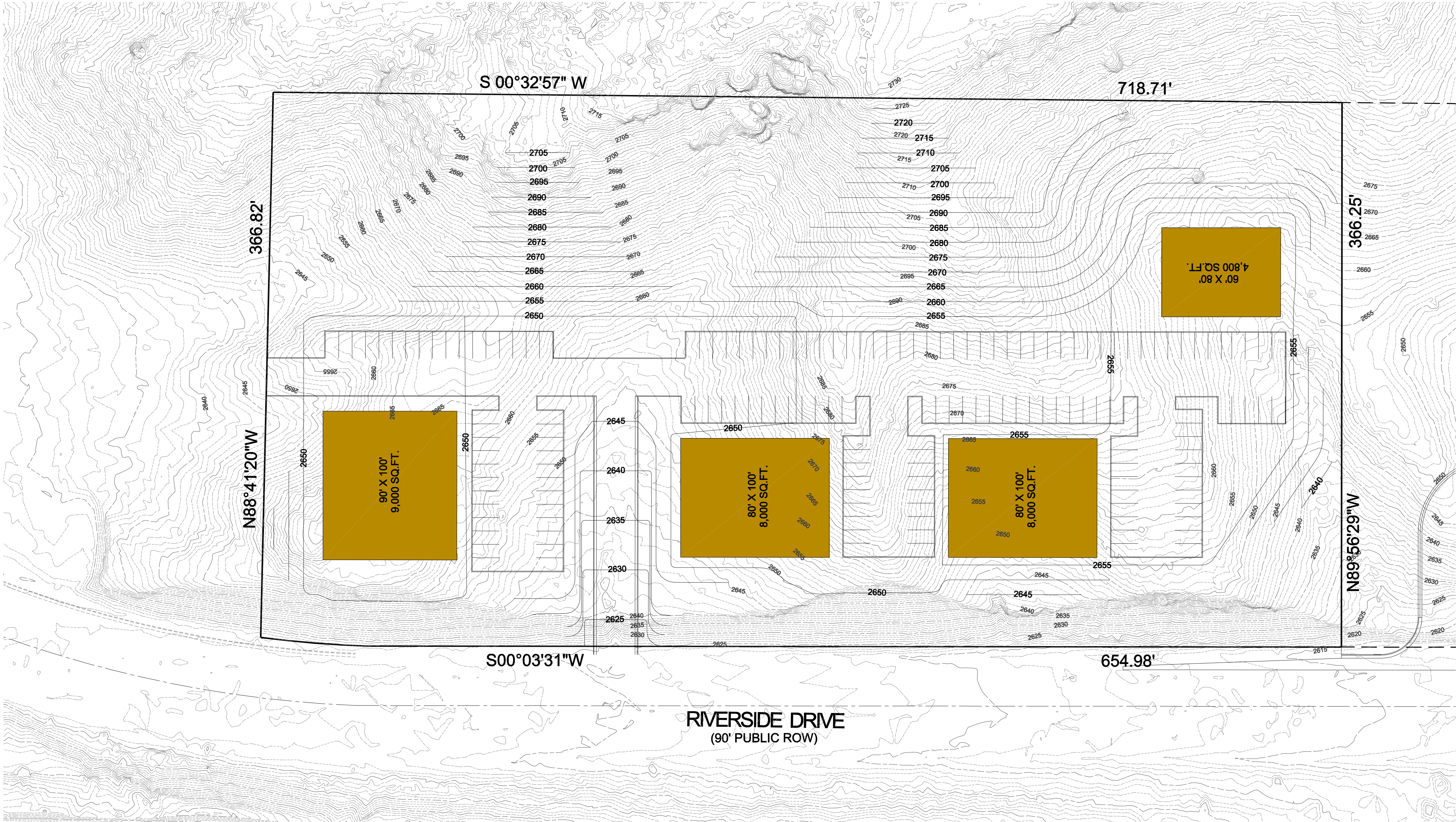
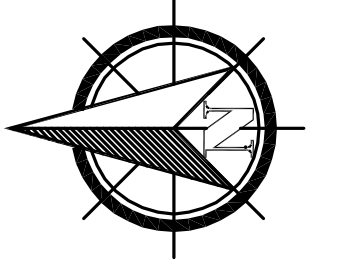


EXHIBIT A
Site Plan



VICINITY MAP

DATE:	5/31/2022
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	SP



SCALE: 1" = 40'

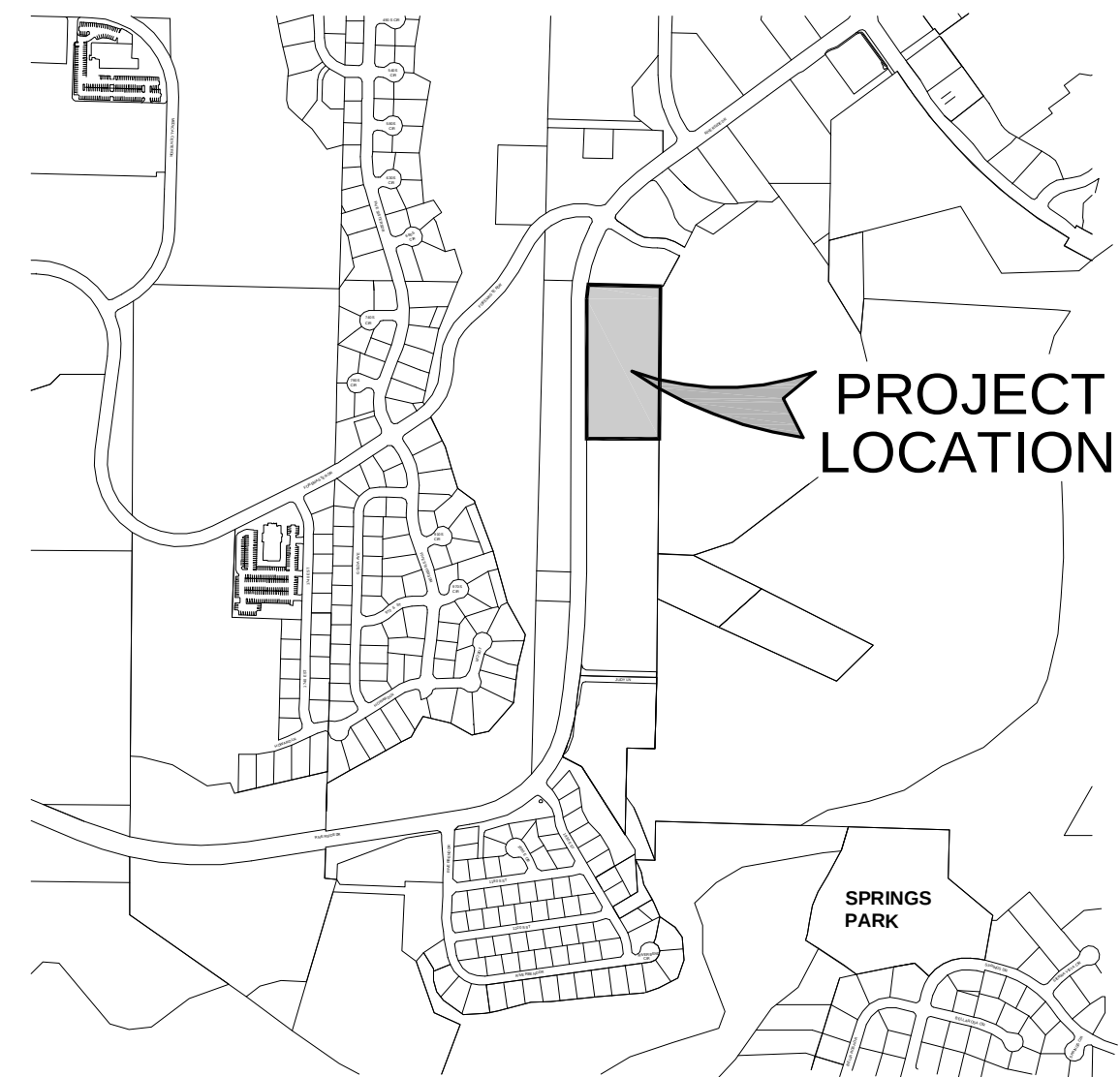
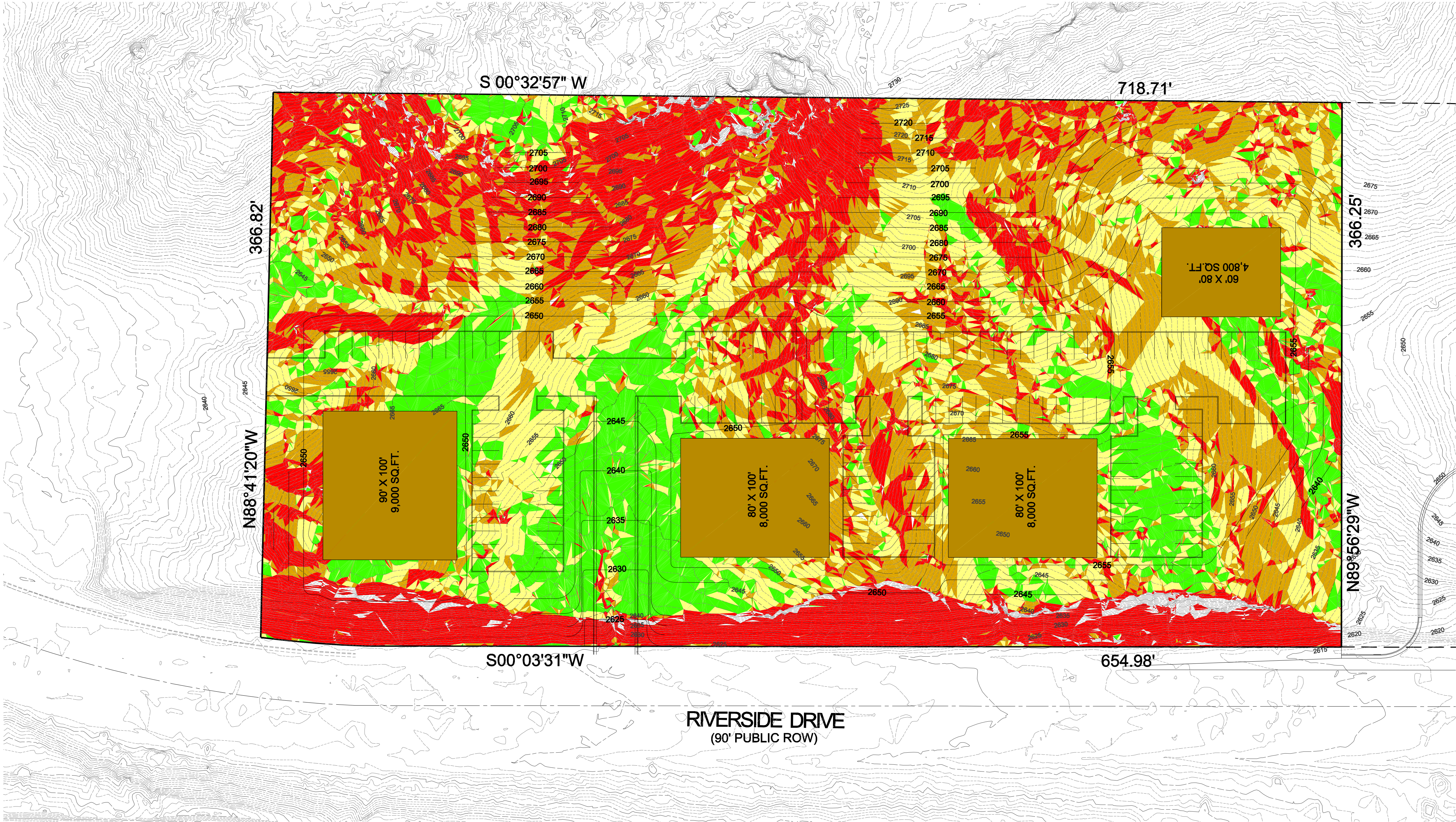
CONCEPTUAL LAYOUT
WILLOW COMMONS
STEVEN PARK
ST. GEORGE, UTAH 84770

PREMIER
Design & Engineering
75 EAST 100 NORTH IVINS, UTAH 84738 (435) 313-2267

5/31/2023
License No. 323806
Marc R. Fonger
Marc R. Fonger
PROFESSIONAL ENGINEER
UTAH 40319

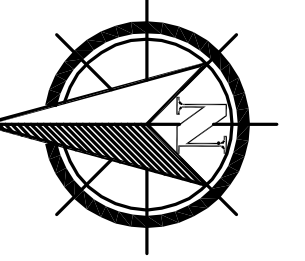
SHEET

C



VICINITY MAP

DATE:	5/31/2022
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	SP



SCALE: 1" = 40'

CONCEPTUAL LAYOUT
WILLOW COMMONS
STEVEN PARK
ST. GEORGE, UTAH 84770

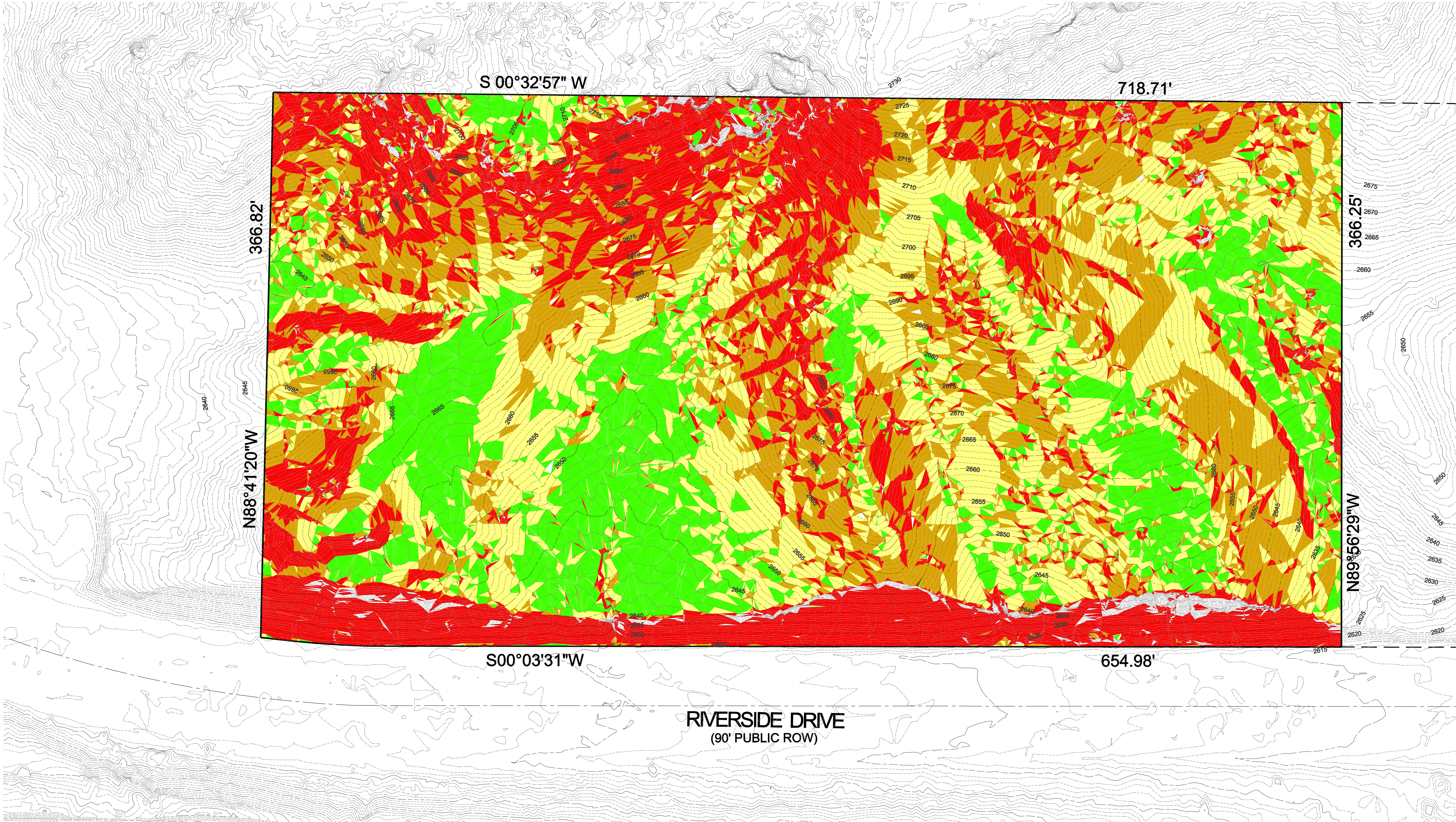
PREMIER
Design & Engineering
75 EAST 100 NORTH IVINS, UTAH 84738 (435) 313-2267



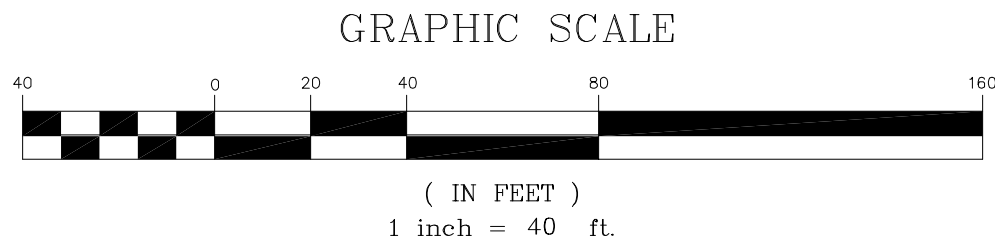
SHEET

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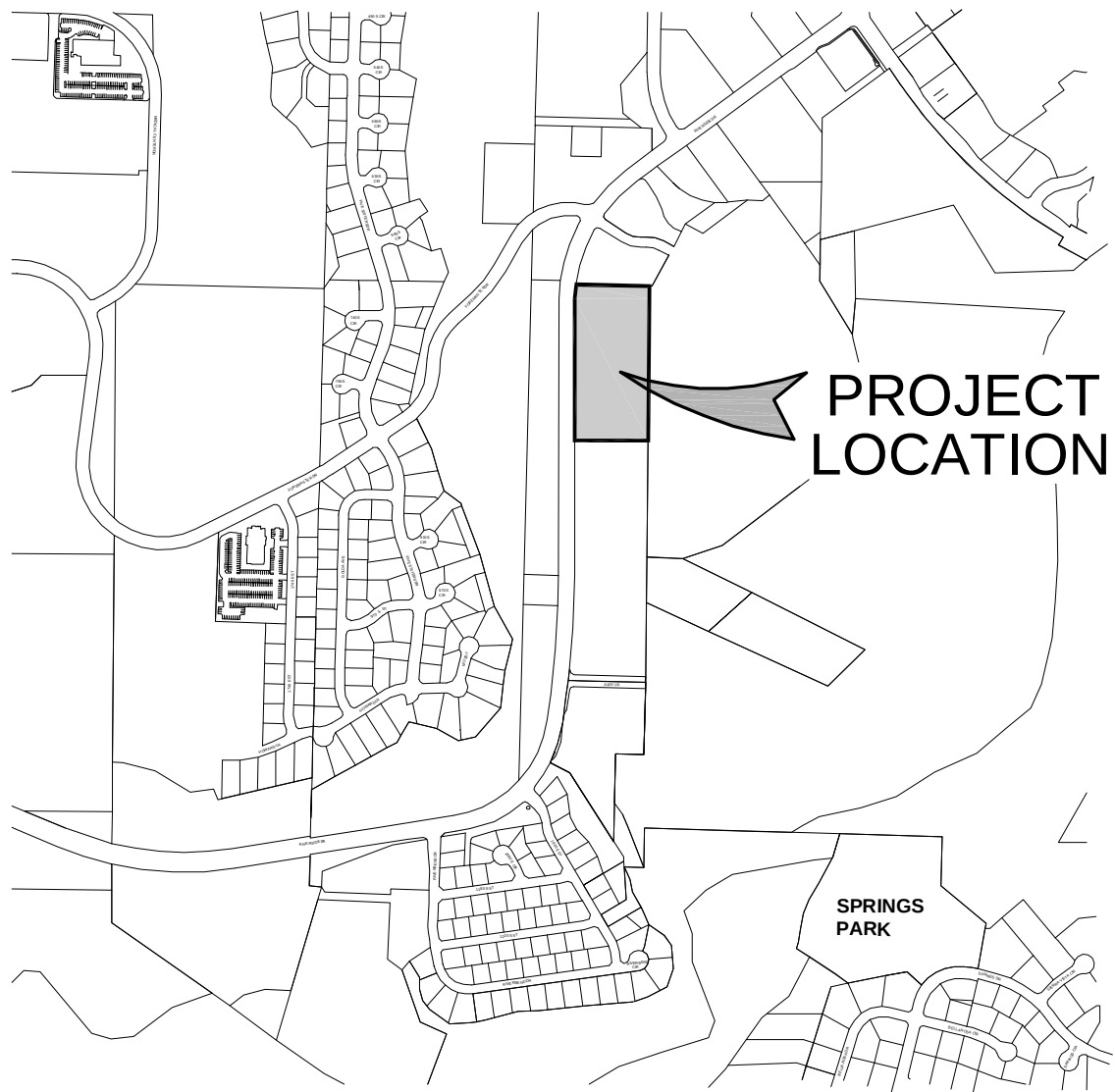
EXHIBIT B
Slope Analysis Map



SLOPE LEGEND				
Color	Range Beg.	Range End	Percent	Area
■	0.00	19.99	20.0	52586.26
■	20.00	29.99	28.0	73396.16
■	30.00	39.99	24.9	65274.69
■	40.00	100.00	27.1	71215.56

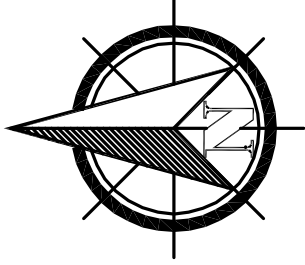


LEGEND	
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	PROPERTY LINE



VICINITY MAP

DATE:	5/31/2022
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	SP



SCALE: 1" = 40'

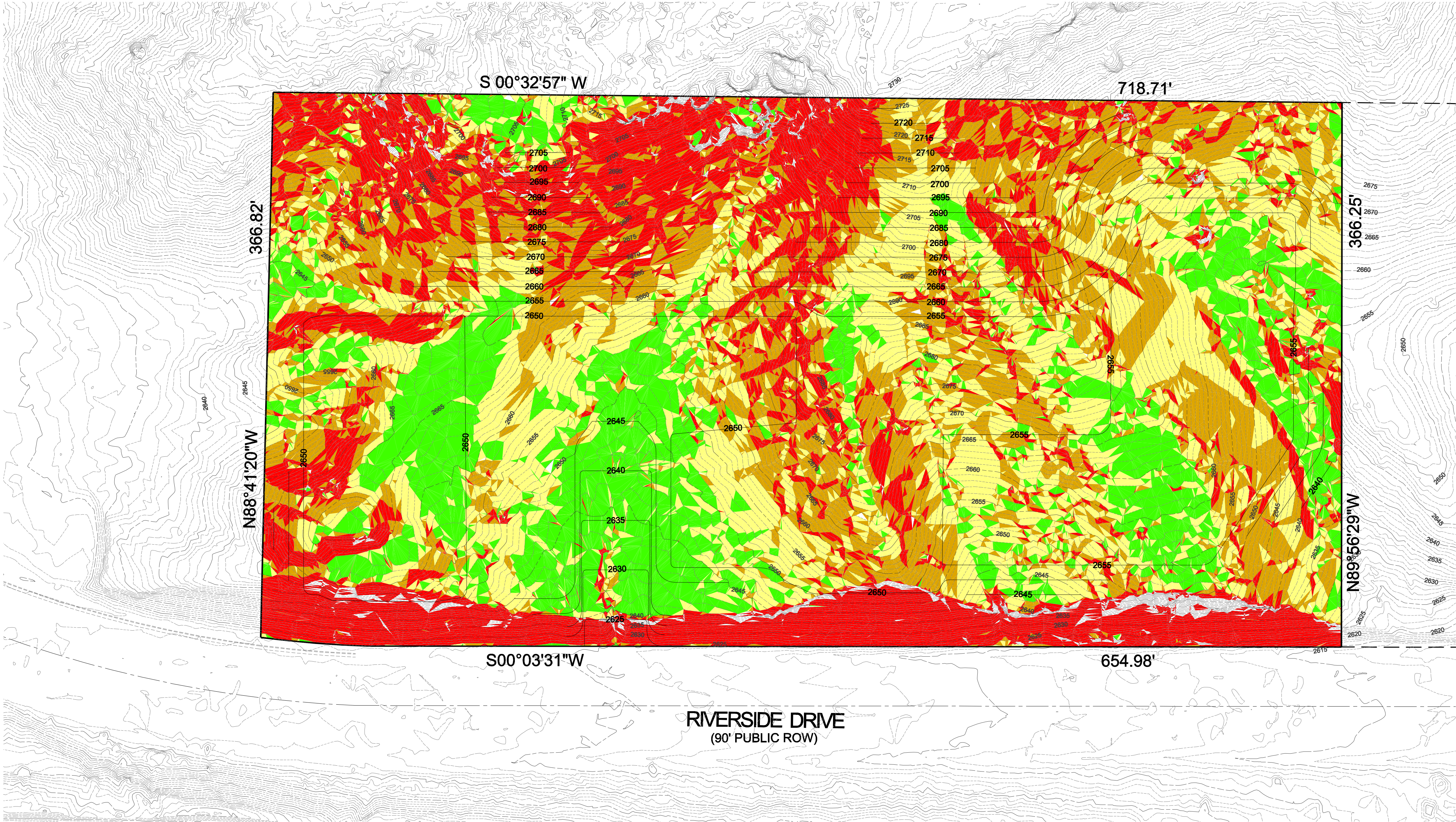
SLOPE MAP
WILLOW COMMONS
STEVEN PARK
ST. GEORGE, UTAH 84770

PREMIER
Design & Engineering
75 EAST 100 NORTH IVINS, UTAH 84738 (435) 303-2267



SHEET

SM



EARTHWORK QUANTITIES

68,712	(C)	CU. YD. CUT
2,629	(F)	CU. YD. FILL
66,083	(C)	CU. YD. NET CUT

CUT AND FILL VOLUMES SHOWN ARE BASED ON DIGITAL TERRAIN MODELING COMPUTATIONS. VOLUMES SHOWN ARE COMPACTED IN PLACE VOLUMES AND DO NOT REFLECT EXPANSION AND SHRINKAGE CONDITIONS EXPERIENCED DURING CONSTRUCTION. THESE VOLUMES ARE SHOWN AS REFERENCE ONLY.

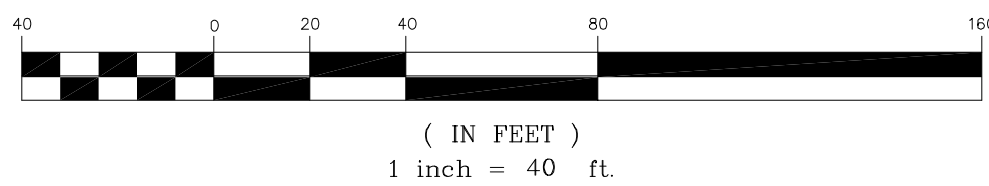
THE CONTRACTOR SHALL BE RESPONSIBLE TO EVALUATE THE ONSITE SOILS, REVIEW THE GEOTECHNICAL INVESTIGATION AND DETERMINE THE ANTICIPATED EARTHWORK FOR THIS PROJECT.

THESE VOLUMES ARE GENERATED TO THE FINISHED GRADE OF THE SITE

SLOPE LEGEND

Color	Range Beg.	Range End	Percent	Area
Green	0.00	19.99	20.0	52586.26
Yellow	20.00	29.99	28.0	73396.16
Orange	30.00	39.99	24.9	65274.69
Red	40.00	100.00	27.1	71215.56

GRAPHIC SCALE

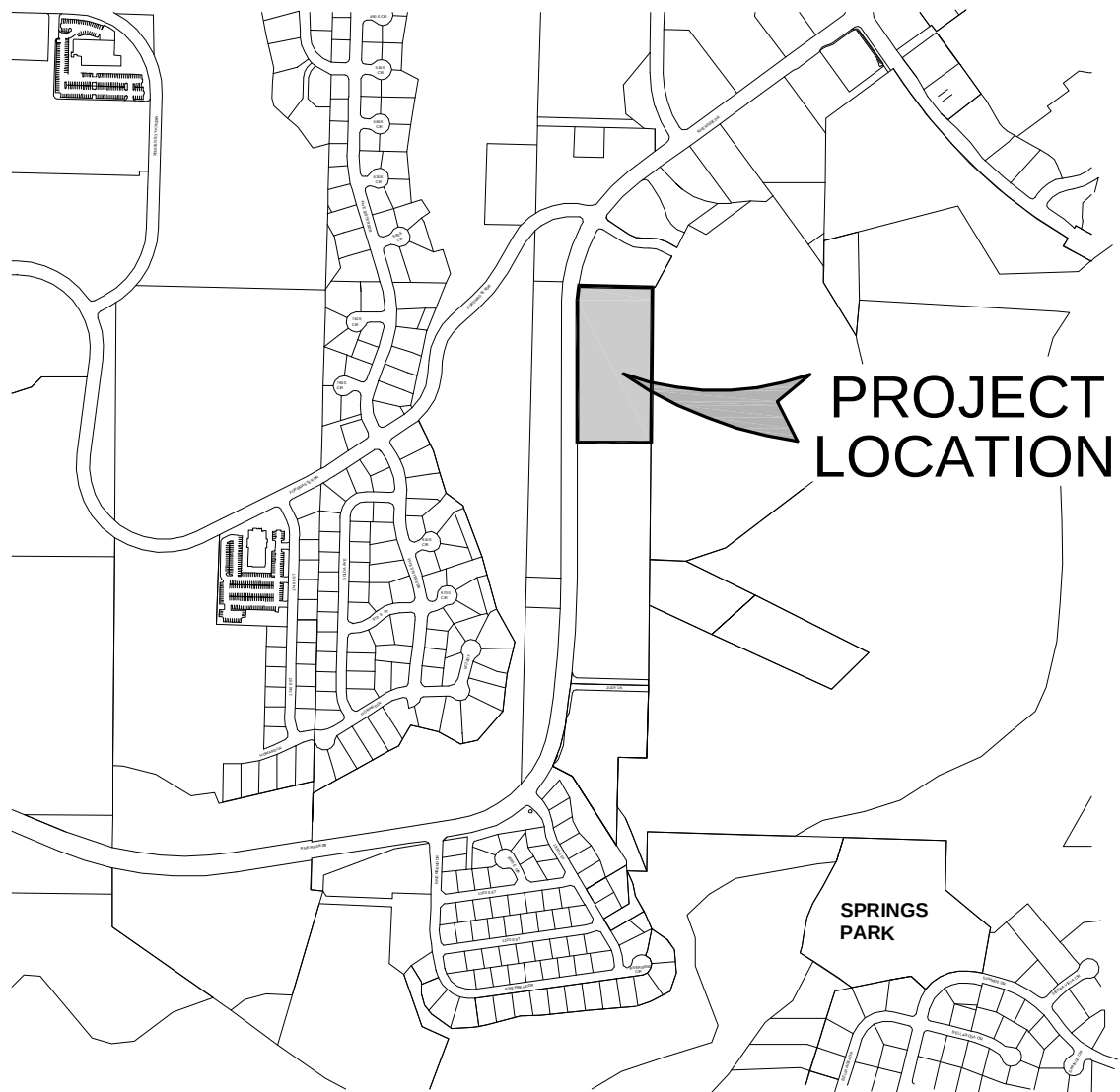


SITE DATA

TOTAL SITE AREA = 266,783 SQ.FT. / 6.12 ACRES (100%)
DISTURBED AREA = 182,251 SQ.FT. / 4.18 ACRES (68.3%)
UNDISTURBED AREA = 84,532 SQ.FT. / 1.94 ACRES (31.7%)

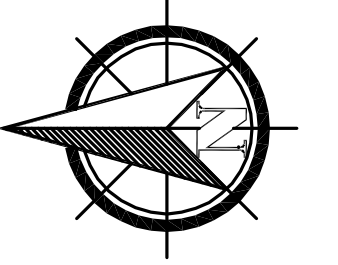
LEGEND

- 2661 --- EXISTING 1' CONTOUR
- 2670 --- EXISTING 5' CONTOUR
- 2670 --- PROPOSED 5' CONTOUR
- — — — — PROPERTY LINE



VICINITY MAP

DATE:	5/31/2022
DRAWN BY:	E.A.M.
CHECKED BY:	M.R.F.
CLIENT:	SP



SCALE: 1" = 40'

MASS GRADING PLAN
WILLOW COMMONS
STEVEN PARK
ST. GEORGE, UTAH 84770

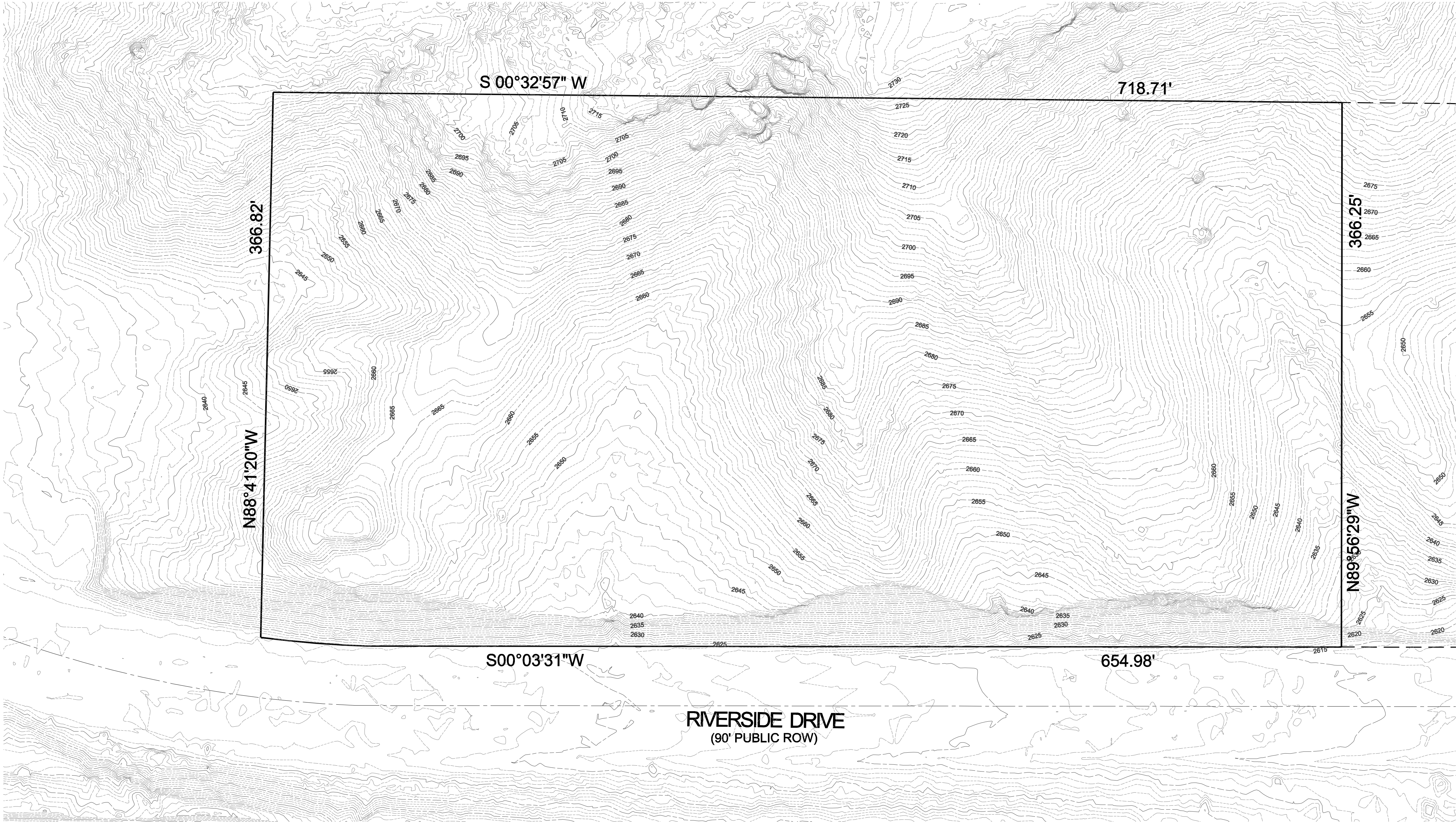
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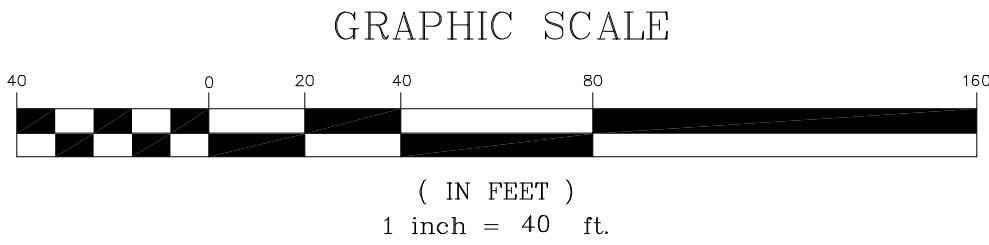
EXHIBIT C
Topography Map



PROPERTY INFO

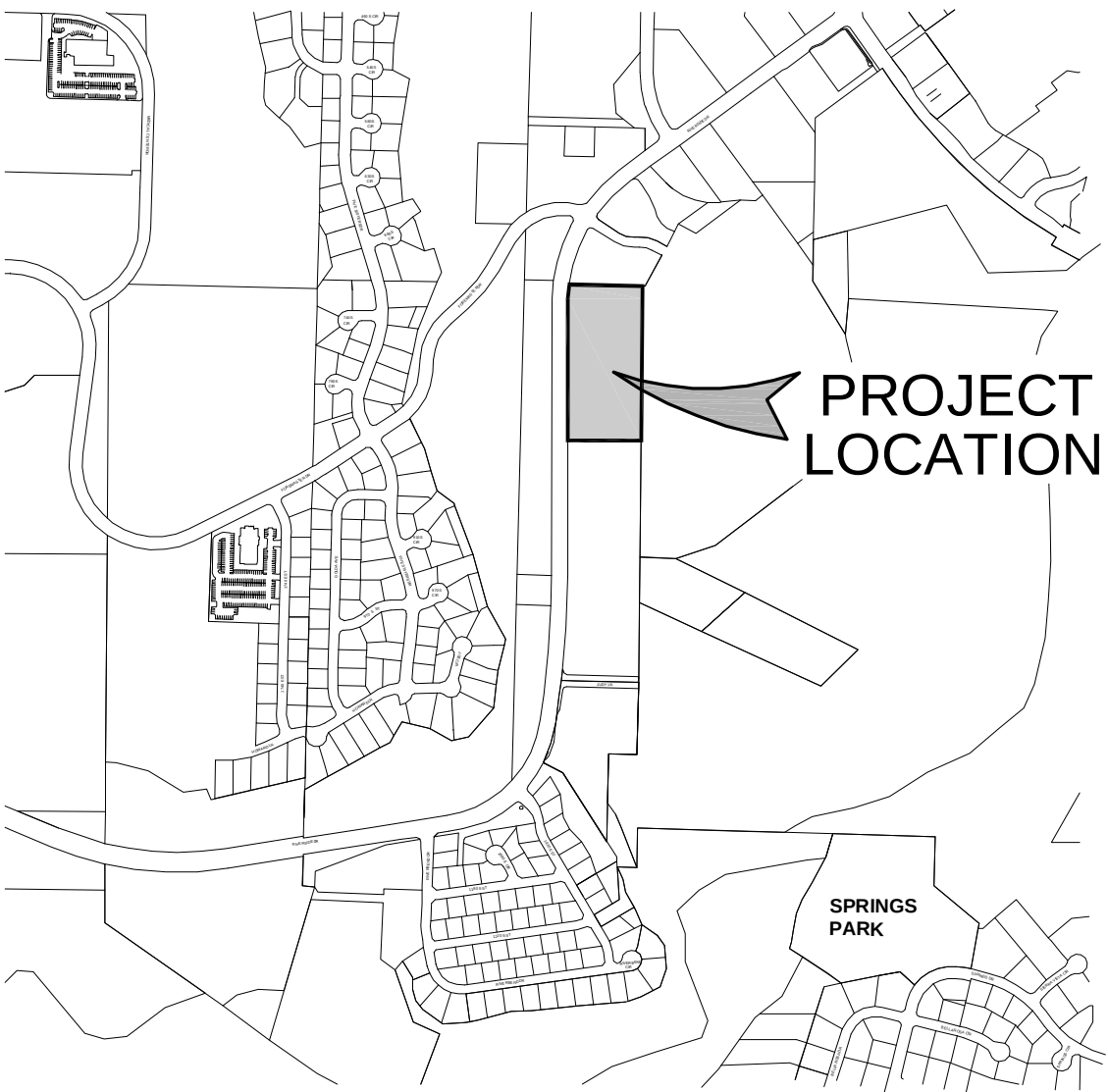
PROPERTY ADDRESS = PARCEL # SG-5-2-33-429
RIVERSIDE DRIVE
ST.GEORGE, UTAH 84770

OWNER / DEVELOPER:
STEVEN PARK
748 W MORBY ST
WASHINGTON, UTAH 84780
PHONE: (435) 590-6370

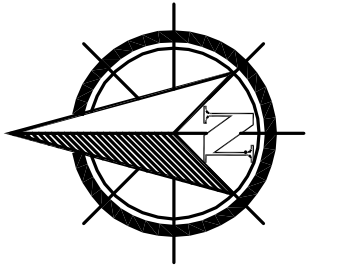


LEGEND

- 2661 --- EXISTING 1' CONTOUR
- 2670 --- EXISTING 5' CONTOUR
- — — — — PROPERTY LINE



DATE:	5/31/2022
DRAWN BY:	E.A.M.
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CLIENT:	SP



SCALE: 1" = 40'

TOPOGRAPHY MAP
WILLOW COMMONS
STEVEN PARK
ST.GEORGE, UTAH 84770

PREMIER
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SHEET

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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, April 26, 2023**, commencing on-site at approximately 8:30 a.m.

PRESENT:

James Sullivan
Dave Black
Jeff Mathis
James Dotson

EXCUSED:

Russ Owens

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 to allow development on a portion of a single lot of an existing subdivision that is currently restricted due to potential rockfall hazard. This would affect only Lot 3 of the Banded Hills Subdivision. The property is currently zoned R-1-10 (Single Family Residential minimum 10,000 sq ft lot size). The site is located at 2991 E Banded Hills Dr. The applicant is Split Rock/Jeff Ward. Case No. 2023-HS-005.

Jason Smith – We would like to move the garage forward into the non-buildable area. AGECE provided a rockfall study to support that and the garage area would be moved forward. We would like to amend the plat to do that.

Wes - What does the lath represent?

Jason Smith – The lath represents the old boundary to the new boundary. We did the same thing on lot 2.

Dave Black – Correct me if I'm wrong but we're not really changing necessarily moving the garage into the no build area, we're changing the grading so the no buildable moves forward. And then the garage is still in a buildable area, but that has been modified because of the grading.

Jason Smith – Correct.

Jeff Mathis – Is it 5 ft from the middle or is it 5 ft from the high side or what is the grade going to be 5 ft higher from?

Discussion on where the elevation is from the high point of the road how much they will raise the lot.

MOTION: Jeff Mathis made a motion that we approve the proposed adjustment to the rockfall boundary based on and conditioned upon the datums between the Rosenberg plan that was submitted with the application and the datum that was submitted with AGECE's new letter there is a resolution and whatever the difference is, is resolved to ensure the new building is built above or is equal to what the datum is that AGECE has recommended.

SECOND: James Dotson

AYES (4)

James Sullivan

Dave Black

Jeff Mathis

James Dotson

NAYS (0)

Motion carries

2. Consider approval of the meeting minutes from the February 8 and the February 22, 2023, meetings.

MOTION: James Dotson made a motion to approve the minutes.

SECOND: Jeff Mathis

AYES (4)

James Sullivan

Dave Black

Jeff Mathis

James Dotson

NAYS (0)

Motion carries

3. James Sullivan adjourned the meeting.