

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. AGEC 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 AGEC'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 AGEC 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.