



**Memorandum**

**To:** Planning Commission  
**From:** Thomas Dansie, Director of Community Development  
**Date:** March 15, 2019  
**Re:** **March 20, 2019 Planning Commission Meeting**  
**Design / Development Review – Residential and Office Space, 198 Zion Park Boulevard**

---

**Overview**

Dennis Brooks has applied for a DDR for a new building that will contain a housing unit and office building at 198 Zion Park Boulevard. The proposed building is located at the rear of the parking area on the property. The Commission has reviewed this proposal in three previous meetings. In each meeting the Commission expressed concerns about potential hazards from flood, landslide, and rockfall.

In the last meeting the Commission determined the proposed development failed to comply with section 10-11B-12(A) of the Town Code, which states:

*Natural Hazards: Construction of permanent structures shall not be permitted, erected, established or performed in such a manner as to place real or personal property and/or individuals at unreasonable risk of harm or injury from natural, geographic or topographic hazards such as landslides, floods or excessive soil erosion. In addition to compliance with the provisions of the building code governing standards to meet the maximum foreseeable risk of such hazards, persons developing, improving, managing or owning such property shall have the obligation to bear the burden of so developing and/or improving the property in such a manner that the property and/or general public are safeguarded from unreasonable risk of harm or injury from such natural hazards.*

The Commission cited a number of reasons for making this finding during their discussions and review of the project. The Commission announced their intent to deny the application, and requested staff assistance in summarizing the findings from their previous discussions to support a motion for denial.

The Town Attorney will forward the requested summary to the Commission.

A copy of the previous staff report is attached for the Council's reference.