



Memorandum

To: Planning Commission
From: Thomas Dansie, Director of Community Development
Date: August 10, 2018
Re: **August 16, 2018 Planning Commission Meeting**
Grading Permit: 1775 Zion Park Boulevard – Luke Wilson

Summary

Luke Wilson has applied for an excavation permit to place 1 to 2 feet of fill dirt at the back of the property at 1775 Zion Park Boulevard, to clean up dead vegetation, and to remove old fencing.

The property is located between the Silver Bear and the four-plex development near the River Park. Mr. Wilson has concurrently applied for the Cottage Housing Development Overlay Zone on this property. The proposed grading work anticipates future development on the property, possibly a cottage development under the CHD.

Applicable Ordinances

The Commission may wish to review the following ordinances prior to the meeting:

1. Chapter 10-15B: Grading Standards (especially section 10-15B-9)
2. Chapter 10-13A: Flood Hazard Overlay Zone

Analysis

The proposed grading is fairly minor and minimal (approximately 200 yards). However, due to its location in the proximity of the Virgin River flood hazard area it is being forwarded to the Commission for review. Staff recommends the Commission focus its review on issues surrounding the river and flood hazard area.

Flood Hazard Area

Fill is allowed to be placed in the flood hazard area, but only in compliance with the standards of Chapter 10-13A. Specifically, no fill is allowed in the floodway (see section 10-13A-8(E)). The floodway is shown in the red cross-hatched area in the map on the flowing page. Staff recommends a condition of approval that prohibits any fill placed in the floodway.

Chapter 10-13A also requires the applicant to obtain a Flood Hazard Development Permit for any development activity (including the placement of fill) that occurs in the flood hazard area. Staff recommends a condition of approval that requires the applicant to submit a flood hazard development permit.



Future Development

As discussed above, the fill is being placed in contemplation of future development on the property. Fill placed under a building impacts the calculation of building height. Future buildings in the fill area will be reviewed for building height based on the existing grade, not the grade post-fill. For this reason staff recommends a condition that requires the applicant to establish a bench mark on the property that will not be disturbed during construction from which future building height calculations may be made.

Findings and Sample Motion

The Commission should make findings regarding the proposed project’s compliance with grading standards established in section 10-15B of the Town Code. Based on these findings the Commission should make a motion to approve or deny the project.

The Commission may use the following language as a template for findings and motion:

*The Planning Commission **APPROVES/DENIES** the grading permit for property at 1775 Zion Park Boulevard. The motion is based on the following findings:*

[LIST FINDINGS]

If making a motion of approval, the Commission may wish to attach the following conditions:

1. No fill is allowed in the floodway.
2. The applicant must submit a flood hazard development permit for all fill placed in the flood hazard area.
3. The applicant must establish a benchmark on the property that will not be disturbed during construction from which future buildings placed on the fill may be measured for building height compliance.



TOWN OF SPRINGDALE
118 Lion Blvd PO Box 187 Springdale UT 84767
435-772-3434 fax 435-772-3952

RECEIVED

JUL 17 2018

TOWN OF SPRINGDALE
By Sh #2801

\$150/split on
one check

APPLICATION FOR EXCAVATION PERMIT

FOR OFFICIAL USE ONLY	File Number _____
Date Application Completed _____	Review Date _____
Notes _____	
Project Description _____	Revised 01/07

Application is hereby made to the Planning Commission for an Excavation Permit pursuant to Section 10-15B of the Springdale Town Code.

APPLICANT INFORMATION:

Name Luke Wilson

Mailing Address _____

Email Address _____

Phones (Business) _____ (Fax) _____ (Home) _____

CONTRACTOR INFORMATION

Contractor's Name L.J. Wilson, INC

Mailing Address same

Phone Number _____

Contractor's License # 8110319-5501

PROJECT INFORMATION

Location of Work about 1750w. Zion Park Blvd.

Tax Code Number S-CCWS-2 Zone VR

Amount of Excavation / Fill (cubic yards) fill approximately 200 yds East Corner

Brief Description of Project clean up garbage, dead trees & farm fence to access

GRADING PLAN

A grading plan shall be required before a grading permit can be issued. The grading plan shall be a part of the site analysis in all cases that require a site analysis. In instances not requiring a site analysis the Planning Commission shall review the grading plan and approve such if it conforms to the standards contained in this chapter. The grading plan shall be drawn to scale and shall include:

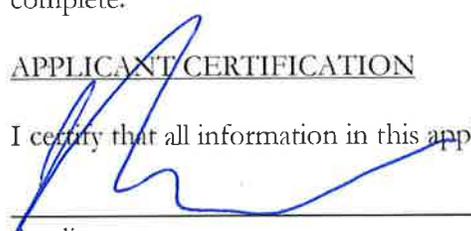
- A. Property boundaries.
- B. Accurate pre-development contours in no greater than 2-foot contour intervals (5-foot contours if the site is larger than 5 acres) shown as dashed lines.
- C. Post development contours shown as solid lines.
- D. Grading limits in conformance with section 10-15B-5.
- E. Any areas of 30% or greater grade.
- F. Location, height, and slope of all cut and fill slopes.
- G. Engineered plans for slope stabilization if the project contains any cut or fill slopes steeper than 2:1 and greater than four (4) feet in height.
- H. Finished pad elevation of all proposed structures.
- I. Rock ledges, boulders, and native vegetation within the grading limits that will be preserved pursuant to section 10-15B-4(A).
- J. Areas requiring revegetation as well as quantities, locations, sizes and types of plants used to satisfy the revegetation requirements of section 10-15B-8.
- K. Details regarding irrigation of vegetation used to fill the revegetation requirements of 10-15B-8.
- L. A note indicating all areas outside of the grading limits will be fenced or taped off during construction to prevent accidental or incidental disturbance of these areas.
- M. Color renderings, to scale, of any cut or fill slope over four (4) feet in height that will be visible from the valley floor or the SR-9 highway corridor.

APPLICATION FEE

A non-refundable application fee of \$75.00 is required before the application can be found complete.

APPLICANT CERTIFICATION

I certify that all information in this application is true and correct.

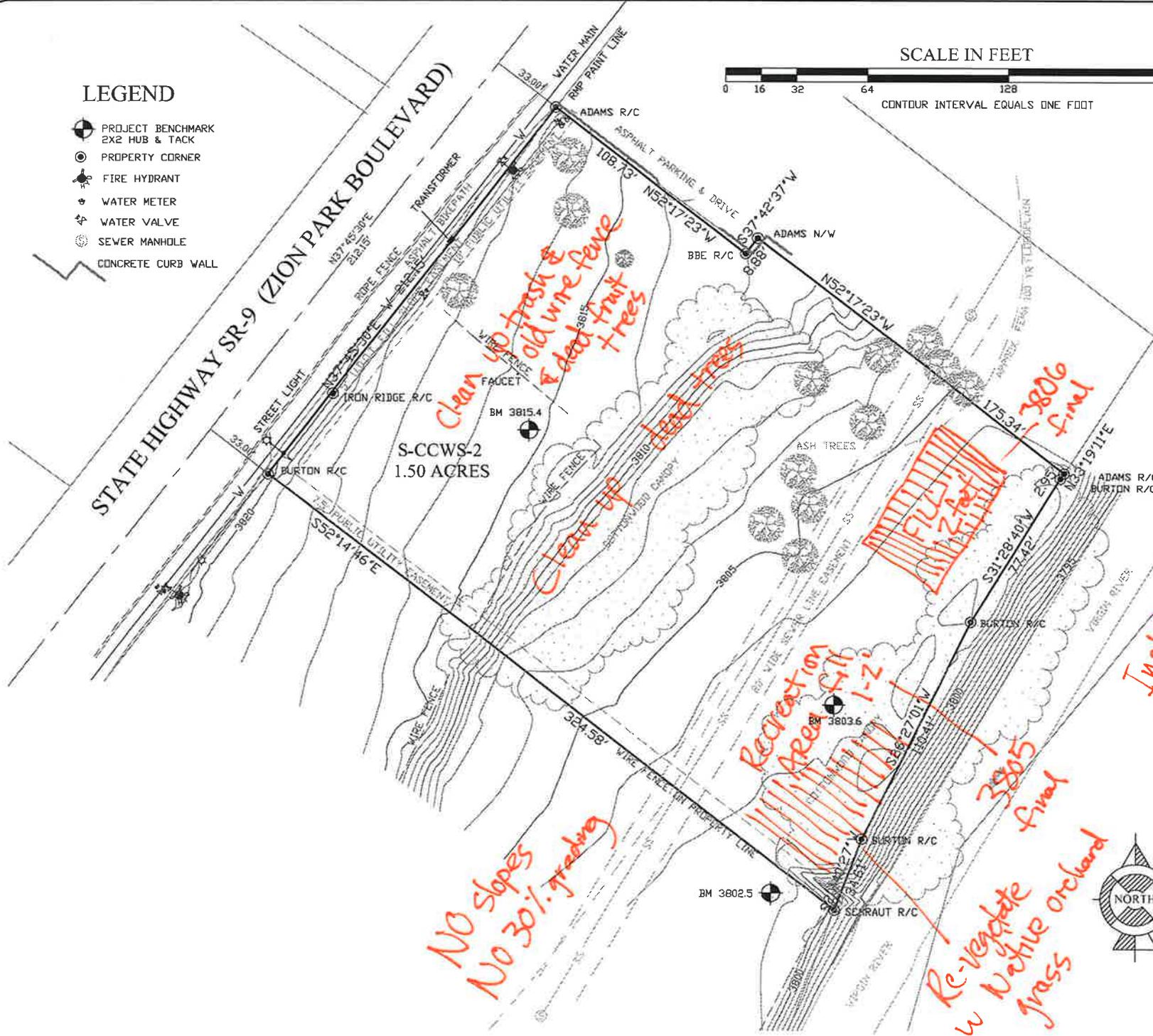


Applicant

Date

LEGEND

- PROJECT BENCHMARK
2X2 HUB & TACK
- PROPERTY CORNER
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- SEWER MANHOLE
- CONCRETE CURB WALL



MARK A. SCHAUT
 PROFESSIONAL LAND SURVEYOR
 100 NORTH FORK DRIVE SPRINGDALE UT 84767
 PH: 435-772-3223

SURVEY FOR LUKE WILSON & BEAU DAVIS
 LOCATED WITHIN THE SW 1/4 OF SECTION 32
 TOWNSHIP 41 SOUTH, RANGE 10 WEST
 SALT LAKE BASE AND MERIDIAN

MAY 2018
 SHEET 1 OF 1