IVINS CITY
55 N. Main St. Ivins, UT 84738
Tel. 435-628-0606 Fax 435-656-2286
www.ivins.com

IVINS CITY AUG 11 2014 401 PAID

Rec'd By:	KBC
Filing Fee:	$ 1000 —
Receipt #:	112900
Date:	

CLASS V CONDITIONAL USE APPLICATION

Chapter 16, Ivins City Zoning Ordinance adopted June 2, 2005

Fee: With Site Plan $1,000 Mailing Fee: $.75 per mailing labels

Parkway Partners, LC
Owner of Record

9090 Sandy Parkway
Address

Sandy, UT 84070
City, State Zip

(801) 664-4444 - direct
Phone – Fax

Resort Hotel
Proposed Use

87-0514672
Tax ID#

Stanley R. Castleton
Agent of property owner

8871 South Sandy Parkway
Address

Sandy, UT 84070
City, State Zip

(435) 729-0098 - direct
Phone Fax

1000 Tuacahn Drive (Proposed)
Project/Property Address

42.75 Acres
Zone Acreage

Signature of applicant

5 Aug 2014
Date

Signature of property owner

5 Aug 2014
Date

Date Received Aug 5, 2014

Application is complete

Kevin Rudd
Signature of Building and Zoning Administrator

Aug 5, 2014
Date

Chuck Gillette

From: Chuck Gillette
Sent: Tuesday, August 26, 2014 8:22 AM
To: Lisa Rutherford (lisar@bajabb.com); Kevin Rudd; Chris Blake (ccblake@live.com); 'jjc6363@gmail.com'
Cc: Dale Coulam; Dave Glenn; Jennifer Chapman; Martha Wilson; 'rogers@agecinc.com'; Stan Castleton (srcastleton@ddrmgp.com) (srcastleton@ddrmgp.com)
Subject: FW: FW: Ivins City Rockfall Evaluation - Sentierre Resort (formerly called Shadow Ridge at Tuacahn)

I am forwarding Bill's response on the Sentierre project.

From: Bill Lund [mailto:billlund@utah.gov]
Sent: Friday, August 22, 2014 3:15 PM
To: Chuck Gillette
Subject: Re: FW: Ivins City Rockfall Evaluation - Sentierre Resort (formerly called Shadow Ridge at Tuacahn)

Chuck,

As I have stated in the past, the safest way to mitigate rockfall hazard is to stay out of the area affected by rockfalls. That said, rockfall hazards are mitigated all the time with great success. I am very familiar with Geobrugg, and less so with Hi-Tech Rockfall Construction, but both companies come with good reputations. Rockfall mitigation is their specialty, and neither company is likely to become involved in a project if they don't think they can do an adequate job of mitigating the hazard. I personally am pleased that companies who specialize in rockfall mitigation are involved, they can bring the proper expertise and experience to bear on the problem. Again, disclosure to potential buyers in the mitigated area is essential, nobody should be sold a potential hazard without being fully aware of what they are doing. Additionally fences require periodic inspection and maintenance, they aren't walk away and forget features. The installation company should provide information on the long-term maintenance requirements for the fence, and the resort should accept responsibility for maintaining the fence in proper working order. Other than that, yes keep us in the loop, we would like to see the final results of the project.

Bill

From: Chuck Gillette
Sent: Monday, August 18, 2014 4:23 PM
To: 'Bill Lovelace'
Cc: 'tylerknudsen@utah.gov'; 'rogers@agecinc.com'
Subject: Ivins City Rockfall Evaluation - Sentierre Resort (formerly called Shadow Ridge at Tuacahn)

Hi Bill,

Thank you again for your past comments on this project near Tuacahn. I am providing an update to you as the developer has submitted an application for a conditional use permit. With their submittal they have proposed a rockfall mitigation plan that uses a proprietary fence technology rather than a concrete wall or berm construction. The attachment shows their proposal. After speaking directly with AGEC it sounds like they are considering between Geobrugg (www.geobrugg.com) and Hi-Tech Rockfall Construction (www.hitechrockfall.com). Both companies appear to have long term proven technologies and expertise. This gives me much more peace of mind for the project. It appears to give the developer much more peace of mind also. I don't have any further information and perhaps you would like to stay involved as we get a more details on the project and mitigation measures. The developer also understands that if the City approves the employment of this mitigation it would certainly require disclosures to anyone desiring to purchase

property or otherwise reside within the designated rockfall zone. On top of that a specialized fence provides a visual disclosure to everyone.

Do you have any additional advice or recommendations that I can pass along to City Council and Planning Commission as they consider the conditional permit use approval?

Is there any additional information that we should be requesting?

Here at the City we sincerely respect your judgment in dealing with geological hazards. As I'm sure you know, the conditional use permit approval is the City's main opportunity to place conditions on the development. Any of your thoughts that you could provide would be useful.

Thanks,
Chuck

Charles R. Gillette, P.E.
Ivins City Engineer
435.628.0606

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--
William R. Lund
Senior Scientist
Utah Geological Survey
88 Fiddler Canyon Road, Ste. C
Cedar City, UT 84720
435-865-9034
435-865-9037 (fax)
billlund@utah.gov

MEMORANDUM

Date: **August 27, 2014**

To: **Planning Commission and City Council**

From: **Sensitive Lands Committee**

Re: **Sentierre Resort – Sensitive Lands Recommendation**

The proposed Sentierre Resort sits on property that is considered to contain the following "Sensitive Lands" as defined by City Code.

(1) Hillsides not in a low density residential zone where the slope is greater than 12%.
(2) Areas of known geologic hazard.

Regarding hillsides, the development must not impact more than 30% of areas with 12% slope or greater and building heights must be less than 26 feet. It appears that the development proposal impacts much less than 30% of the slope areas and building heights will be below the 26 foot high limitation.

Regarding geologic hazards, the property is identified for rockfall hazards. We have reviewed the information that has been provided by the developer of the Sentierre Resort proposal. They have submitted a letter dated March 10, 2014 by AGEC with the subject line title "Rockfall Hazard Assessment" with a map of the rockfall hazard zone which impacts the western edge of the property. The developer has submitted a development plan that avoids development within much of the hazard zone, but there is an area where some of the resort buildings (3 Villas and 7 Spa Suites) are impacted with plans for mitigating the hazard using a proprietary rockfall mitigation fence system from either Hi-Tech Rockfall Construction or Geobrugg.

Chuck Gillette, City Engineer, has been in contact with the geologist (Douglas Hawkes, P.E., P.G.) that prepared the report and has been transmitting information to Bill Lund, Senior Scientist, Utah Geological Survey who has been providing expert opinion to Ivins City regarding rockfall hazards.

Bill Lund's email response to the developer's proposal is attached. As Mr. Lund indicates in the email, avoidance is the safest way to handle rockfall hazards, but mitigation can be employed with "great success" and that both companies being considered by the developer for rockfall mitigation "come with good reputations" and "rockfall mitigation is their specialty". However, mitigation should be accompanied with full disclosure to potential buyers to be within the hazard zone.

Ivins City
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An Equal Opportunity Employer

Mayor Chris Hart
City Council Members:
Ron Densley
George E. Elwell, Jr.
Cheyne McDonald
Lesley Mendenhall
Steven Roberts

City Manager:
Dale Coulam

September 10, 2014

TO WHOM IT MAY CONCERN:

Interested citizens are invited to attend the meeting or present their views in writing at the following scheduled Public Hearing:

Meeting Schedule:	Thursday, September 18, 2014
Time:	5:30 p.m.
Location:	Council Chambers, 55 N. Main, Ivins, UT
Purpose:	**"Public Hearing on the Planning Commission's recommendation to approve a Proposed Class V Conditional Use Permit for a Resort Hotel"**

The purpose of the Public Hearing is to hear public comment on the Planning Commission's recommendation to approve a Proposed Class V Conditional Use Permit for a Resort Hotel located at approximately 1000 Tuacahn Drive. Parkway Partners, LC, owner, and Stanley R. Castleton, Agent

For additional information contact Kevin Rudd at Ivins City (435) 634-9753.

City Council
Ivins City