NOTICE OF MEETING
PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

Public Notice

Notice is hereby given that the Planning Commission of the City of St. George, Washington County, Utah, will hold an electronic **Planning Commission** meeting in the City Council Chambers, 175 East 200 North, St George, Utah, on **Tuesday, September 8, 2020**, commencing at **5:00 p.m**.

The meeting will be broadcast via Zoom. Persons who are allowed to comment during the meeting may also do so via Zoom. To login to the meeting please see the information below.

Join Zoom Meeting
https://zoom.us/j/94260127110

Meeting ID: 942 6012 7110
One tap mobile
+12532158782,,94260127110# US (Tacoma)
+13462487799,,94260127110# US (Houston)

Dial by your location
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
+1 301 715 8592 US (Germantown)
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
Meeting ID: 942 6012 7110
Find your local number: https://zoom.us/u/abce9oCmzj

The agenda for the meeting is as follows:
Call to Order
Flag Salute

1. **HILLSIDE PERMIT**

Consider a request for a Hillside Development Permit to allow development of two 3-story office buildings located north of the intersection of Riverside Drive and Riverbend Drive. The property is approximately 8.05 acres and the zoning is PD-AP (Planned Development Administrative Professional). The applicant is Vaughn Beal and the representative is Brandee Walker, Civil Science. Case No. 2020-HS-010 (Staff – Wes Jenkins)

2. **ZONE CHANGE AMENDMENT (ZCA)** *(Public Hearing)*

Consider a request for a Zone Change Amendment to the Hillside Professional Offices (fka Anasazi Cove Commercial) Planned Development. The site is located north of the intersection of Riverside Drive and Riverbend Drive. The property is approximately 8.05 acres and is zoned PD-

AP (Planned Development Administrative Professional). The applicant is Vaughn Beal and the representative is Jeff Mathis, MRW. Case No. 2020-ZCA-023 (Staff – Dan Boles)

3. **Minutes**

Consider approval of the minutes from the August 25, 2020 meeting.

4. **CITY COUNCIL ACTIONS – September 3, 2020**

The Community Development Director will report on the items heard at City Council from the September 3, 2020 meeting.

1. CUP – The Hive – GG
2. ZCA – South Bridge Center Drive Thrus - DB
3. PP – Desert Canyon Town Center West Commercial - WJ

_____

Brenda Hatch, Development Office Supervisor

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

St.George
Community Development

ITEM 1

Hillside Permit

HILLSIDE REVIEW BOARD AGENDA REPORT: **08/26/2020**
PLANNING COMMISSION AGENDA REPORT: **09/08/2020**

HILLSIDE DEVELOPMENT PERMIT
Hillside Professional
Case No. 2020-HS-010

Request: This is a request for a Hillside Development Permit to allow development of two 3-story offices buildings

Background: The property was rezoned in 2004 and is part of a larger development called Anasazi Cove. That project created several pads and zones that were anticipated to be commercial uses along Riverside Drive.

The request for hillside approval came before the Planning Commission on July 28, 2020. The Planning Commission ultimately forwarded a positive recommendation to the City Council though there was some concern regarding traffic and line of sight issues on Riverside Drive. The City Council echoed those same concerns and discussed a potential traffic light. In the end, Council asked the applicant to go back and look at the traffic issues and come back.

The applicant has done that and in the process is proposing to remove some more hillside adjacent to the street. This will also necessitate building a retaining wall to meet sight distances. In doing so, the applicant is proposing to remove more of the 30%. Their justification in doing so is that the slope to be disturbed is not natural slope but rather it was created during the creation of the road and sewer and water lines. If approved, removal of this slope adjacent to the rod would be necessary to ensure proper sight distance.

Geotech Report: Project No. 2200879

Drainage Study: Civil Science Project No. 20166

Owner/Applicant: Cole Fowler and Sorensen

APN: SG-5-2-33-4102

Location: Approx. north of the intersection of Riverside and Riverbend Drive.

Acreage: Approx. 8.05 acres

Zoning: PD-AP

Adjacent zones: R-1-10

Applicable Ordinance(s):
(Selected portions)

The applicant is requesting a few areas not be considered as part of the slope analysis. According to the applicant, these areas are small washes or man-made features. The following is the applicable ordinance, which allows these to be considered:

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. (Ord. 2019-10-002, 10-10-2019)

Data Table

SURFACE SLOPE DATA					
COLOR	% NATURAL SLOPE	TOTAL AREA	ALLOWED DISTURBANCE	PROPOSED DISTURBANCE AREA	PROPOSED DISTURBANCE %
	0 -19%	2.210 AC	100%	1.249 AC	57%
	20 - 29%	1.783 AC	30%	0.459 AC	26%
	30 - 39%	1.584 AC	5%	0.124 AC*	8%*
	40% +	2.473 AC	0	0.06 AC*	2%*
		8.05 AC		1.892 AC	

* AREAS OF INSIGNIFICANCE, SMALL WASH OR SLOPE FROM MANMADE DISTURBANCE.

Addition to Table

NATURAL					
	30 - 39%	1.584 AC	5%	0.034 AC	2%
MANMADE					
	30 - 39%	1.584 AC	*	0.09 AC	6%*

* AREAS OF INSIGNIFICANCE, SMALL WASH OR SLOPE FROM MANMADE DISTURBANCE.

Staff Comments: If the HSRB recommends approval of the hillside permit, then the permit request advances forward to the Planning Commission (PC) for review and recommendation and then on to the City Council (CC) for approval or denial.

1. Hillside Permit - A hillside permit is required per ordinance and the HSRB will make recommendations to the PC & CC.
2. Zoning – Currently the zoning is C-2, but the applicant will have to approach the city council with a zone change request in order to proceed with the development.
3. Development – It's proposed to grade the area as presented.
4. Geotechnical Investigation – All earthworks shall comply with the recommendations and mitigations presented in Geotech Report.
5. Drainage – Drainage shall comply with the Drainage Study.
6. Grading Permit - If approved, the applicant will work with staff for submittal of a Grading Permit with the required accompanying civil engineering plan set (for plan review).
7. Non-contiguous Areas – The non-contiguous, insignificant areas, and man-made spoils may be removed as per outlined in the ordinance.
8. Landscaping – All disturbed areas must be landscaped or revegetated.

HSRB Motion: The HSRB recommends approval of "Hillside Professional" with staffs recommended conditions and comments:

1. Grades - The 40% grades that are disturbed are non-essential, non-contiguous and not an issue.
2. Stability - Staff will review and approve the stability slope analysis.
3. Rock Fall - That a letter addressing the rock fall mitigation is provided and reviewed and approved by staff.
4. Hillside Permit - A hillside permit is required per ordinance and the HSRB has made a recommendation to the PC & CC.
5. Zoning – Currently the zoning is PD-AP which will support the request for office buildings.
6. Development – It's proposed to grade the area as presented.
7. Geotechnical Investigation – All earthworks shall comply with the recommendations and mitigations presented in Geotech Report.
8. Drainage – Drainage shall comply with the Drainage Study.
9. Grading Permit - If approved, the applicant will work with staff for submittal of a Grading Permit with the required accompanying civil engineering plan set (for plan review).
10. Non-contiguous Areas – The non-contiguous, insignificant areas, and man-made spoils may be removed as per outlined in the ordinance.
11. Landscaping – All disturbed areas must be landscaped or revegetated.

Hillside Narrative

Hillside Professional Offices

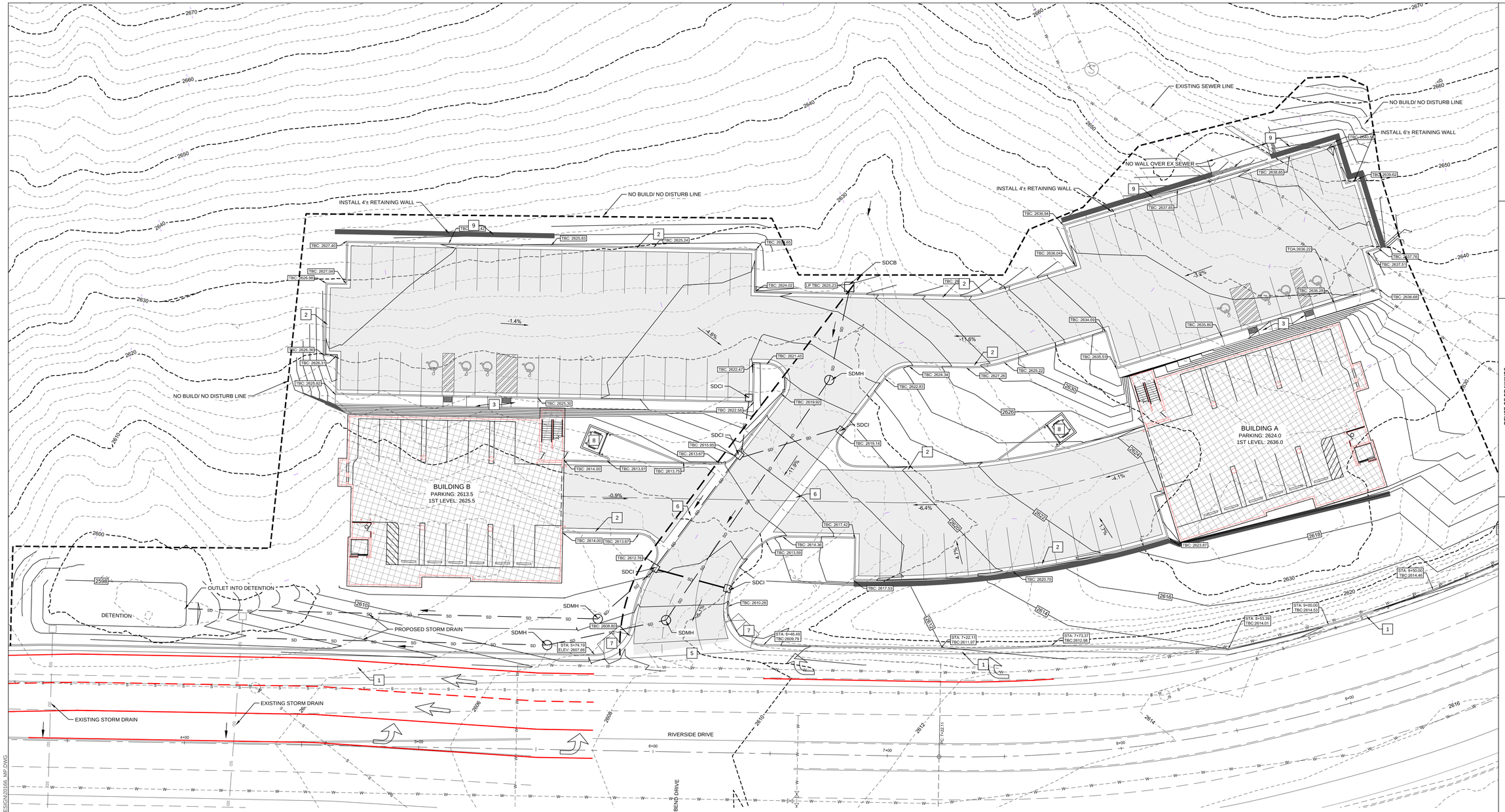
Hillside Review Application
Narrative

The proposed development, Hillside Professional Offices, is an approximately 8.05 acre parcel with 1.892 acres being proposed area of disturbance/development. The current zoning is PD-AP with the desired use to be two office buildings. Each building is proposing parking on the lower level with two stories of office space above. Each building totaling 12,000 square feet. The Conceptual Site Plan provided contains the site data information in further detail.

The parcel has a natural wash that is centered on the property which drainage will be piped through the proposed development. This small wash has created pockets of 30% or greater slope areas of which, we are proposing to fill with this development as they are noncontiguous areas. Additional man-made slopes have been created with the widening and development of Riverside Drive.

The intent of the grading and drainage is to leave the visible slope of the hillside natural. The size and placement of the buildings will hide the proposed rock retaining walls. The buildings are situated above Riverside Drive and the slope will be landscape with native plants and rock materials.

Conceptual Site Plan



NOTES

1. APPROXIMATELY 6,878 CU.YD. OF CUT 7,756 CU.YD. OF FILL FOR 878 CU.YD. OF IMPORT MATERIAL IS REQUIRED (FOR GRADING PERMIT ONLY) THE CONTRACTOR SHOULD VERIFY THE QUANTITIES FOR COMPLETION OF WORK. QUANTITIES ARE BASED ON FINISH GRADE OF DRIVE AREA, PARKING & FFE.

2. ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8-INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DRY DENSITY (ASTM D-1557).

3. ALL EXCAVATION, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.

4. THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE SUITABLE MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.

5. ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF ST. GEORGE ND APPENDIX J OF THE INTERNATIONAL BUILDING CODE AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

6. GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THEIR RECOMMENDATIONS.

7. OWNER IS RESPONSIBLE FOR ALL ON-SITE DRAINAGE AND DETENTION.

LEGEND

- EXISTING SEWER LINE
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- STORM DRAIN PIPE
- EXISTING CURB & GUTTER
- DRAINAGE FLOW DIRECTION
- SPOT ELEVATION
- NO BUILD/NO DISTURB AREA

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS AND PER CITY OF ST. GEORGE STANDARDS & SPECIFICATIONS:

1. INSTALL HB30-7 HIGHBACK CONCRETE CURB & GUTTER (PER CITY STD. #100)
2. INSTALL PR24 CONCRETE CURB & GUTTER (PER CITY STD. #101)
3. 5' CONCRETE SIDEWALK (PER CITY STD. #120)
4. 6' CONCRETE SIDEWALK (PER CITY STD. #120)
5. 6' WIDE CROSS GUTTER (PER CITY STD. #151)
6. 4' WIDE CROSS GUTTER (PER CITY STD. #150)
7. PEDESTRIAN RAMP (PER CITY STD. #121)
8. DUMPSTER LOCATION
9. RETAINING WALL (PER A.G.E.C. ROCK WALL DESIGN)

0 10 20 40

SCALE: 1" = 20'

(SCALE ONLY VALID FOR 24" x 36" PAPER)

Know what's **below.** **Call** before you dig.

CivilScience
Engineers / Surveyors / Solutions
14453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

REUSE OF DRAWINGS

THIS DOCUMENT AND THE IDEAS HEREIN ARE THE PROPERTY OF CIVIL SCIENCE, INC. AND SHALL NOT BE REPRODUCED, DISTRIBUTED OR WORKED UPON IN WHOLE OR IN PART FOR ANY OTHER PROJECT, NOR EXTENSION OF THIS PROJECT EXCEPT BY WRITTEN AUTHORIZATION OF CIVIL SCIENCE, Inc.

NO.	DESCRIPTION	BY	APR.	DATE
	REVISION			

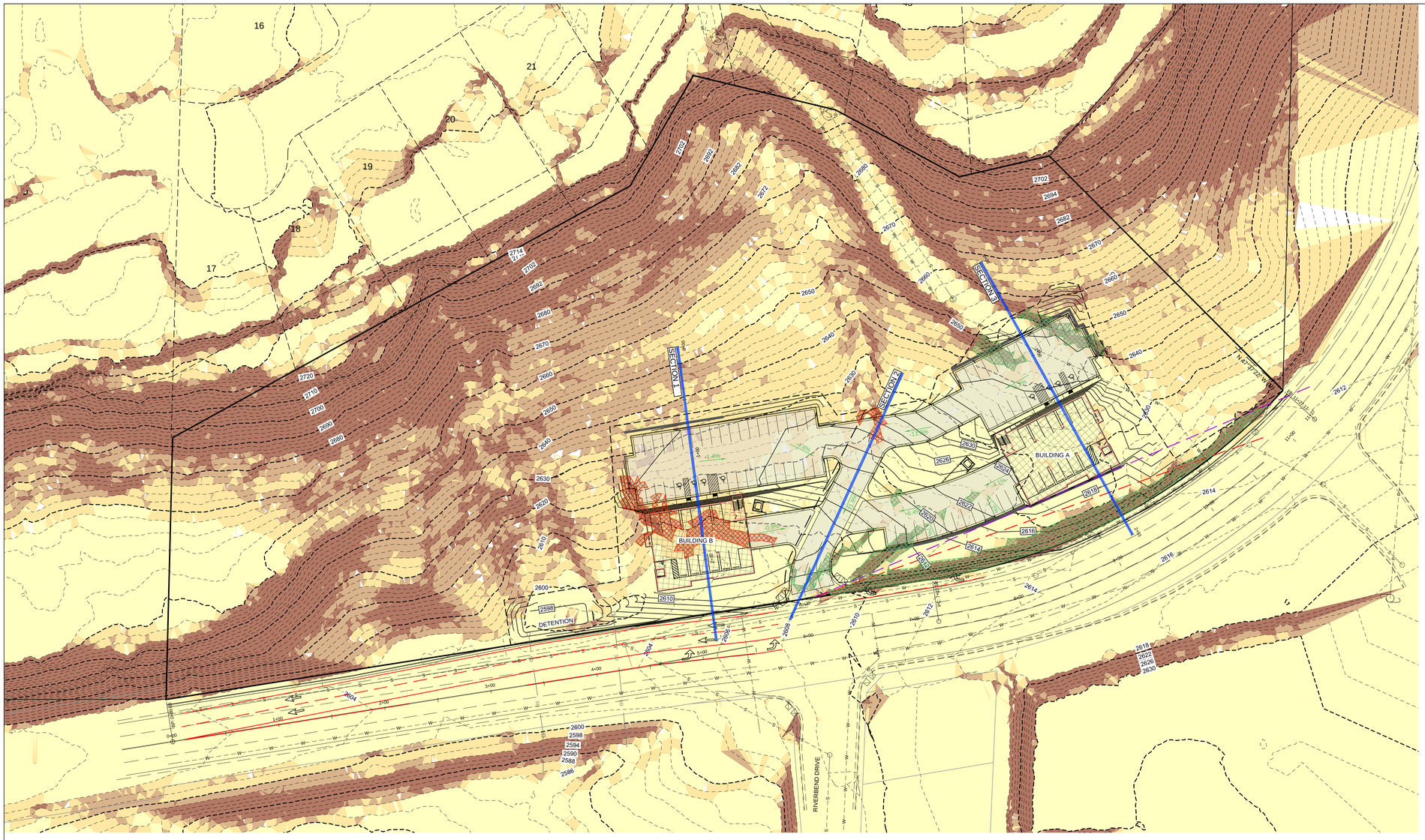
SITE & GRADING PLAN

HILLSIDE PROFESSIONAL
LOCATED IN ST. GEORGE, UTAH

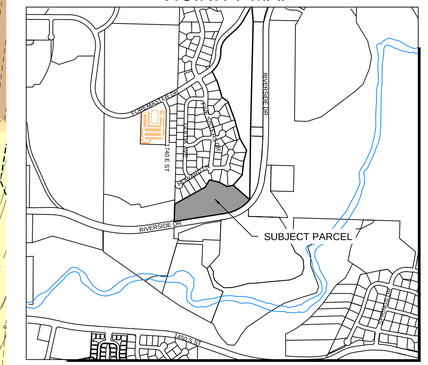
PROJ. #:	Fx. 20166.00
DATE:	8/24/2020
DESIGN BY:	BLW
CHECKED BY:	KCS
SCALE OF SHEET	
HOR SCALE:	1" = 20'
VER SCALE:	N/A
SHEET	2 OF 2

PATH: L:\UTAH\PROJECTS\ACTIVE 2020\FX20166.00 - FOREMASTER PD-AP PARCEL\700 - CAD\DESIGN\20166.MP.DWG

Slope Analysis



VICINITY MAP



LEGEND

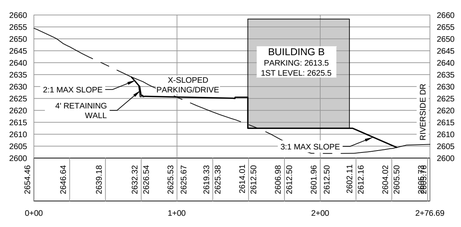
- FIRE HYDRANT
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- 3/4" WATER SERVICES WITH BOXES
- EXISTING WATER LINE
- C-900 CLASS 150 WATER LINE Ø'Ø UNLESS SIZE NOTED OTHERWISE
- 60" SEWER MANHOLE
- 4" PVC SEWER LATERAL
- EXISTING SEWER LINE
- 8" SDR 35 PVC SEWER LINE
- EXISTING GROUND CONTOUR
- BUILDING A PARKING: 2624.0 1ST LEVEL: 2636.0
- EXISTING TOP OF CURB/GUTTER
- DRAINAGE FLOW DIRECTION
- ELEVATION — SPOT ELEVATION
- NO BUILD/NO DISTURB AREA

SURFACE SLOPE DATA

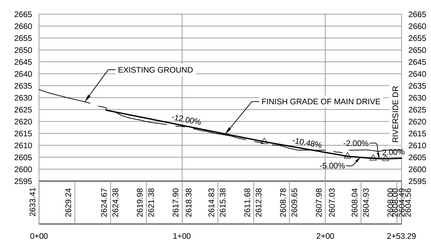
COLOR	% SLOPE	TOTAL AREA	ALLOWED DISTURBANCE	PROPOSED DISTURBANCE AREA	PROPOSED DISTURBANCE %
	0 -19%	2.210 AC	100%	1.249 AC	57%
	20 - 29%	1.783 AC	30%	0.459 AC	26%
	30 - 39%	1.584 AC	5%	0.124 AC*	8%*
	40% +	2.473 AC	0	0.06 AC*	2%*
		8.05 AC		1.892 AC	

NATURAL					
	30 - 39%	1.584 AC	5%	0.034 AC	2%
MANMADE					
	30 - 39%	1.584 AC	*	0.09 AC	6%*

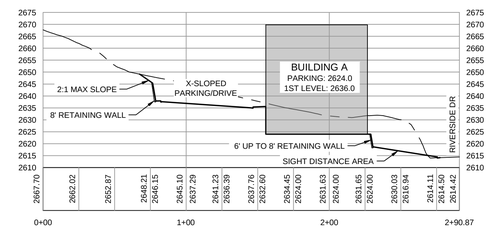
* AREAS OF INSIGNIFICANCE, SMALL WASH OR SLOPE FROM MANMADE DISTURBANCE.



CROSS SECTION 1



CROSS SECTION 2



CROSS SECTION 3

N

0 50 25 100

SCALE: 1" = 50' HORZ
SCALE: 1" = 30' VERT

(SCALE ONLY VALID FOR 24" x 36" PAPER)

CivilScience
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100

AMENDED HILLSIDE DEVELOPMENT REVIEW

HILLSIDE PROFESSIONAL

LOCATED IN ST. GEORGE, UTAH

PROJ. #: FF20166.0
DRAWN BY: BLW
DATED: 8/24/2020
CHECKED BY: KCS
SCALE OF SHEET
HOR SCALE: 1" = 50'

SHEET 1 OF 2

AGEC Report & Drainage Memo

AGEC
Applied GeoTech

GEOTECHNICAL INVESTIGATION
& HILLSIDE EVALUATION

HILLSIDE PROFESSIONAL

ST. GEORGE, UTAH

PREPARED FOR:

VAUN BEAL
4443 W. 10600 N.
HIGHLAND, UTAH 84003

PROJECT NO. 2200879 **JUNE 24, 2020**

1420 South 270 East • St. George, Utah 84790 • (435) 673-6850 • FAX (435) 673-1044

TABLE OF CONTENTS

SUMMARY . . . . . Page 1

SCOPE . . . . . Page 3

SITE CONDITIONS . . . . . Page 4

FIELD STUDY . . . . . Page 4

SUBSURFACE SOIL CONDITIONS . . . . . Page 4

GEOLOGY . . . . . Page 6
- A. Geomorphology of the Area . . . . . Page 6
- B. Stratigraphy of the Area . . . . . Page 7

GEOLOGIC HAZARDS . . . . . Page 7
- A. Liquefaction . . . . . Page 7
- B. Flooding . . . . . Page 8
- C. Expansive Soil/Bedrock . . . . . Page 8
- D. Landslides . . . . . Page 8
- E. Rock Fall . . . . . Page 9
- F. Faults . . . . . Page 9

PROPOSED CONSTRUCTION . . . . . Page 10

RECOMMENDATIONS . . . . . Page 10
- A. Site Grading . . . . . Page 11
- B. Foundation Recommendations . . . . . Page 16
- C. Concrete Slab-on-Grade . . . . . Page 17
- D. Lateral Earth Pressures . . . . . Page 17
- E. Seismicity . . . . . Page 20
- F. Soil Corrosion . . . . . Page 21
- G. Pavement . . . . . Page 21
- H. Construction Testing and Observations . . . . . Page 23
- I. Geotechnical Recommendations Review . . . . . Page 24

LIMITATIONS . . . . . Page 24

REFERENCES . . . . . Page 25

TABLE OF CONTENTS - Continued

FIGURES AND TABLE

Vicinity Map	Figure 1
Site Plan	Figure 2
Logs, Legend and Notes of Exploratory Borings and Test Pits	Figures 3-4
Geologic Map	Figure 5a
Landslide Hazard Map	Figure 5b
Rockfall Runout Map	Figure 5c
Consolidation Test Results	Figures 6-9
Summary of Laboratory Test Results	Table 1

SUMMARY

1. The site was evaluated by drilling 4 borings and observing the excavation of 3 test pits at the approximate locations shown on Figure 2. The subsurface profile observed within the borings and test pits consisted of varied thicknesses of sand and gravel overlying mudstone bedrock.

   The mudstone bedrock is mapped as the Petrified Forest Member of the Chinle formation which is known to be expansive. Laboratory testing conducted on samples of the mudstone confirmed that the mudstone is moderately expansive.

2. Groundwater was not encountered in the subsurface investigation to the maximum depth investigated, 29 feet. Fluctuations in groundwater may occur over time. An evaluation of such fluctuations was beyond the scope of this report. Springs or seepages were not observed on the site. We do not anticipate excavations or grading will expose groundwater concerns.

3. The topography of the site consists of a moderately steep to more gentle hillside sloping down to the south. The site is proposed to be graded by small cuts on the north and filling to the south. There will be a moderate amount of import fill needed.

4. Based on the proposed grading, we anticipate that the majority of the cuts will be in the sands and gravels and will expose the mudstone. In order to maintain stable slopes in granular soils (silty sand or silty gravel), cut slopes should be graded no steeper than 2:1 (Horizontal:Vertical). Fill slopes should be graded no steeper than 2:1. Slopes in the underlying mudstone bedrock should be cut at slopes of 2:1 or retained.

5. Geologic hazard conditions are discussed and the results of our evaluation along with our professional opinions are stated within the report. The geologic conditions were evaluated based on recent available geologic literature and our site reconnaissance. The identified geologic hazards of significance identified at the site include the presence of expansive bedrock and clay soil layers and moderate to high landslide hazard according to Lund and others, 2008 where slopes exceed 15 percent. During our site investigation, evidence of landslides or debris flow were not observed. Additionally, there are no mapped ancient landslides on the site. Provided the proper drainage and landscape plans are implemented along with the proposed grading, it is our opinion that the landslide or slope instability hazard is very low.

6. The proposed structures may be supported on conventional spread footings bearing on a properly prepared subgrade. As an alternative, micropiles or deep foundations may be utilized. Based on the presence of expansive soils/bedrock, we recommend that a separation of at least 17 feet be provided between the pad grade and the expansive soil/bedrock. Due to the shallow mudstone in the areas of the proposed buildings, the subgrade will require removal of mudstone to provide the recommended separation for the proposed structures.

7. The on-site sand and gravel soils, free of organics and debris, are suitable for use as structural fill, site grading fill, and utility trench backfill. There are occasional surface cobbles and boulders along with limited subsurface materials that are oversized for use as fill materials. The oversized material will require processing to remove the larger particles such that the maximum particle size is 6 inches and at least 50 percent of the material passes the No. 4 sieve. Larger materials may be used on slopes for erosion protection or placed in deeper fills, provided they are properly nested. The on-site mudstone bedrock is not suitable for use as structural fill, but may be used as fill in non-structural areas or as trench backfill, wall backfill, or at least 4 feet below pavement areas.

8. Positive drainage of the surface soils within the development is critical and should be maintained throughout the development. We recommend (as much as possible) the piping of surface drainage and in no case should be ponding of water be allowed adjacent to or up-gradient of structures.

9. Detailed recommendations for subgrade preparation, pavements, materials, foundations, and drainage are included in the report.

10. The information provided in this summary should not be used independent of that provided within the body of this report.

SCOPE

This report presents the results of a geotechnical investigation and hillside evaluation for the proposed Hillside Professional development to be located in St. George, Utah, as shown in Figure 1. This report presents the subsurface conditions encountered, laboratory test results, and recommendations for the project.

A field exploration of 4 borings and 3 test pits were conducted to obtain information on the subsurface conditions and to obtain samples for laboratory testing. Information obtained from the field and laboratory was used to define conditions at the site and to develop recommendations for the proposed development. AGEC has also utilized the proposed grading plans and conceptual plans to develop our recommendations.

The study also included review of the geologic literature as noted below:

1. Geologic Hazard Evaluation Study, St. George-Hurricane Metropolitan Area, Washington County, Utah, UGS Special Study 127-2008, Lund et al.

2. Geologic Map of the St. George Quadrangle, Washington County, Utah, UGS Map 251DM, 2011, Willis and Hayden.

This report has been prepared to summarize the data obtained during the study and to present our conclusions and recommendations based on the proposed construction and the subsurface conditions encountered. The report is intended to meet the requirements for evaluation for St. George City Hillside developments. The findings, conclusions and recommendations for design and construction are included in this report.

SITE CONDITIONS

The subject site consists of the parcel shown on Figure 1. The property is located north of Riverside Drive and south of the Foremaster Ridge residential project. There is a utility easement along the central to eastern portion of the site that extends off of Foremaster Rridge down to Riverside Drive. The property is moderately steep with a flatter area at the base of the hillside. The property is sparsely covered with vegetation consisting of small brush and grasses. There is a basalt outcropping at the top of the slope.

FIELD STUDY

On June 3, 2020, an engineer from AGEC visited the site for a subsurface investigation. Four borings were drilled using both a truck mounted rig and 3 test pits were excavated with a rubber tire backhoe. The locations are shown on Figure 2.

SUBSURFACE SOIL CONDITIONS

The subsurface profile observed within the explorations consisted of varied thicknesses of sand, silt and gravel overlying mudstone bedrock. The mudstone bedrock is mapped as the Petrified Forest Member of the Chinle formation. Our experience and our laboratory testing indicates the mudstone is expansive when wetted. Approximately 2 feet of fill soil was encountered at the surface of boring B-3. Descriptions of the soil and bedrock types encountered follow.

> Fill - The fill consists of silty sand and gravel, is poorly compacted (loose), dry and light brown in color. The fill is likely associated with the previous installation of the sewer line that is located on the north central to northeast portion of the property.

Clayey Sand - The clayey sand is medium dense, slightly moist, and light brown in color. The clayey portion is low to medium plastic.

Laboratory tests conducted on samples of the clayey sand indicate in-place moisture contents of 5 to 19 percent, in-place dry density value of 100 pounds per cubic foot (pcf). Gradation tests conducted indicate a fines contents of 42 to 47 percent. Atterberg Limits test indicate a liquid limits of 29 to 31 percent and plasticity index of 10 percent.

One-dimensional consolidation/swell test conducted on a sample of the clayey sand indicate the material is non moisture-sensitive when wetted under a constant pressure of approximately 1,000 psf.

Silty Sand - The silty sand contains varied amounts of gravel and is medium dense. The sand is dry to slightly moist and light brown in color.

Silty Gravel with Sand - The silty gravel with sand is medium dense to dense, dry, moist, and light brown in color. The gravel varies up to small cobble size and varies from angular to subrounded.

Mudstone Bedrock - The mudstone bedrock is soft to moderately hard, moist, and is red to purple to grey in color. The mudstone varies from medium to high plastic clay with varied amounts of sand.

Laboratory tests conducted on samples of the mudstone indicate in-place moisture contents ranging from 10 to 25 percent, in-place dry densities ranging from 90 to 102 pcf. Gradation tests conducted indicate a fines content ranging from 60 to 100 percent. Atterberg Limits test indicate liquid limits ranging from 43 to 63 percent and plasticity indexes ranging from 15 to 30 percent.

One-dimensional consolidation/swell tests conducted on samples of the mudstone indicate the material is slightly to moderately moisture-sensitive or expansive when wetted under a constant pressure of approximately 1,000 psf.

GEOLOGY

The geologic conditions at the site were evaluated based on a review of geologic literature, and a site geologic reconnaissance.

A. Geomorphology of the Area

The site is located north of the Virgin River in St. George, Utah as shown on Figure 1. The site is on the hillside of the south end of the Lava Ridge (Middleton Black Ridge) lava flow. The site is also located on the north side of the Virgin River Anticline. This area is part of the St. George Basin which is bound on the north by the Pine Valley Mountains, on the east by the Hurricane Cliffs, on the west by the Beaver Dam Mountains, and on the south by the Mount Trumball area.

Bedrock in the St. George basin mainly consists of Upper Permian and Lower Jurassic sandstone, shale, siltstone, limestone, gypsum, and conglomerate. These beds are folded to the southeast into the northeast trending Virgin anticline. Several north-trending faults are present within the St. George Basin, the most prominent of which is the Washington Fault (Christensen and Deen, 1983).

The St. George Basin is characterized by basalt capped buttes and cuestas that were once stream channels along which lava flowed. Erosion of the surrounding softer sedimentary rocks over time has resulted in an inverted topography of old stream channel becoming resistant basalt ridges such as the Middleton Black Ridge and the West Black Ridge (Christenson and Deen, 1983).

The geologic structure within the basin is dominated by the Virgin anticline which trends northwest to southeast and is located south of the site. The Virgin anticline is a broad, generally symmetrical fold with maximum flank dips of 25 to 30 degrees to the northwest and southeast (Christenson and Deen, 1983).

The geologic conditions at the site were evaluated based on a review of geologic literature, boring and test pit exploration and a reconnaissance of the site. Figure 5a indicates the most recent geologic mapping for the site.

B. Stratigraphy of the Area

The stratigraphy of the area consists of Lower Triassic - aged bedrock of the Chinle Formation. There is alluvium (Holocene to lower Pleistocene aged) deposits over the Chinle that cover the majority of the site. The top of the ridge is capped by the Lava Ridge lava flow, which consists of Basalt (Figure 5a).

The geologic descriptions of the various members or formations are described on Figure 5a along with the geologic map.

GEOLOGIC HAZARDS

Based on review of geologic literature and site reconnaissance, the following information is provided concerning geologic hazards.

A. Liquefaction

Relatively shallow bedrock was encountered on the south portion of the site and groundwater was not encountered within the deepest borings. Very dense gravel was encountered beneath the northern lots. Thus, based upon subsurface conditions encountered our experience in the area, the subsurface soils below the developed areas are considered to be a non-liquefiable during a severe seismic event to the depths investigated.

B. Flooding

The Virgin River is located further to the south across Riverside Drive. During the 2005 and 2010 floods, the subject property was not affected by flooding. Civil Science has provided a drainage study for the property.

C. Expansive Soil/Bedrock

The presence of potentially expansive layers of bedrock is identified by the geologic mapping hazard by Lund and others, 2008. The expansive bedrock is mapped as the Petrified Forest member of the Chinle Formation. Our subsurface investigation (4 borings and 3 test pits), laboratory testing by AGEC and our experience in the area also indicate that mudstone bedrock on the project site is moderately to highly expansive.

Our evaluation for the report has included analysis and recommendations to address this concern for expansive layers. Our grading and foundation recommendations have implemented methods to properly support structures.

D. Landslides

The site is mapped as having a Moderate to High Landslide Hazard according to Lund and others, 2008 where slopes exceed 15 percent. (Figure 5B) During our site investigation, evidence of landslides or debris flow was not observed in the area of the proposed buildings. The western portion of the site is mapped as an ancient landslide. Based upon our observations, geologic mapping and engineering analysis, it is our opinion the risk potential landslide is very low provided proper drainage, and grading that avoids cutting into and creating steeper slopes. Based on the profiles observed within the deeper borings and the proposed grading, the stability of the slopes is increased significantly by the proposed grading.

E. Rock Fall

Rockfall hazards generally occur with a rockfall source (such as a jointed caprock or cliff forming bedrock) and a slope or grade change to provide adequate energy for the rockfall to occur. This condition exists on the site. Based on a review of the geologic hazard map (Lund et al, 2008), the site has high to very high risk of rock fall. A professional geologist from AGEC has visited the site on June 8, 2020 and also reviewed low-sun-angle aerial photographs from 1981 and color aerial photographs from 2000. This was conducted along with observation of the rock runout to the south. The site contains rocks that could dislodge and roll off onto the site. The Colorado Rockfall Simulation Program (CRSP) was used along with the using a "Shadow Angle" technique to evaluate the potential runout zone. The CRSP was used to provide an understanding of the potential velocities, bounce heights and engergies of rocks, should rock fall occur. This data could be used for rockfall mitigation and barrier design. Figure 3C shows the Hazard Zone or estimated runout zone for the site. This zone was determined by identifying rockfall source areas, the potential sizes of rockfall source rock, the slope conditions below the rockfall source and considering locations of the rocks in the rockfall runout zone. Potential mitigation to reduce the rockfall risk may consist of removing the rocks that pose the greatest fall risk.

The rockfall evaluation was conducted using the current grading plan and the plan has provided parking on the uphill side of the proposed buildings in order to reduce the risk of damage to buildings or a life safety concern.

F. Faults

Based on previous work by Christenson and Deen (1983), Willis and Higgins (1995) Lund and others (2008), the inferred location of the St. George Fault is located further to the west of the site near River Road. Based on this literature, this fault poses less potential hazard to residential structures due to the low likelihood of surface fault rupture.

PROPOSED CONSTRUCTION

The Hillside Professional Development will consist of developing approximately 8 acres of property with two professional office buildings as shown on Figure 2. The project will likely be graded and constructed in two phases. The buildings will have a lower level floor that will walkout to the south and will have underground parking. The buildings will be two stories above the garage level and are anticipated to be constructed with reinforced concrete on the garage level and wood framing on the upper two levels. We anticipate wall loads on the order of 3 to 4 kips per lineal foot and column loads up to 100 kips.

There will be access to the site from Riverside Drive and we anticipate accel/decel lanes will be proposed as part of the site development. In addition, parking is planned adjacent to each building. The anticipated traffic for the different areas consists of a Traffic Index of 8 for Riverside Drive and 5 for the parking areas and the access road.

The proposed grading consists of cuts on the order of 6 to 8 feet and fills up to 14 feet. The cuts will be on the up hill side of the project and are proposed to be retained by rockery faced slopes. The fills will be located in walkout areas and in the lower area on the southwest side of the project.

If the proposed construction, or building loads are significantly different from those listed, we should be notified so that we can reevaluate our recommendations.

RECOMMENDATIONS

Based on our experience in the area, the subsurface conditions encountered, our engineering analysis, and the proposed construction, the following recommendations are provided:

A. Site Grading

Based on the subsurface conditions and proposed grading provided by Civil Science Engineering, the following recommendations are provided:

1. Subgrade Preparation

General: Prior to placing structural fill, site grading fill or concrete, the site should be grubbed to remove vegetation and soil containing roots and organics.

Expansive Bedrock Removal - Buildings and Structures: We recommend that a separation of 17 feet be provided between the expansive mudstone/clay layer and the building pad grades. The mudstone should be removed below structures, entry areas and canopies, extending at least 5 feet beyond the perimeter of the structure. The limits of removal should be determined by survey and documented following removal.

Expansive Bedrock Removal - Roadways and Flatwork: We recommend providing at least a separation of 4 feet below the proposed subgrade elevation and the surface of the expansive mudstone. The material should be removed a distance of at least 2 feet beyond the edge of roadway/flatwork improvements .

2. Excavation/Slopes

Based on the proposed grading, we anticipate that the majority of the cuts will be in the sands and gravels with portions of the parking cuts extending into the mudstone. In order to maintain stable slopes, they should be retained or slopes should be graded no steeper than 2:1 Horizontal to Vertical (H:V). Fill slopes should be graded no steeper than 2:1 (H:V).

Erosion/raveling of the exposed bedrock cut face should be anticipated due to weathering processes. This will be more evident where mudstone is exposed and less evident where sandstone is exposed. The mudstone will dry, shrink and shallow slumps will likely occur. This could result in accumulation of soil deposits at the toe of the cut slope and will require maintenance to remove the deposits throughout the life of the structures.

To control erosion and weathering, the bedrock cut slopes should be protected by erosion protection. This would be particularly critical where softer mudstone is exposed. Benches may also be cut into the slopes to assist in controlling drainage and erosion. Benches should be at least 5 feet in width and should be constructed at intervals in accordance with the 2018 IBC. In lieu of facing mudstone cuts, they could be flattened to a 3:1 (H:V) slope.

Fill slopes should be constructed by overbuilding the slope and then cutting back the slope face to the desired grade to provide a properly compacted slope face. Fill placed on existing slopes steeper than 3:1 (H:V) should be keyed into the existing slope using a benching procedure. Benches should be of sufficient width to allow for operation of compaction equipment.

Utility trenches excavated in the on-site soils should be excavated in accordance with OSHA requirements using a OSHA Soil Class C (1½:1 H:V) for overburden soils and Soil Class A (½:1 H:V) for trenches excavated into the bedrock. Steeper trenches may require the use of shoring or a trench box to provide as safe work environment. Safe trench excavation is the responsibility of the contractor.

3. <u>Materials</u>

Import materials should be non-expansive, non-gypsiferous, granular soil. Listed below are the materials recommended for imported fill.

Area	Fill Type	Recommendations
Foundations/slabs	Site grading/ structural fill	**-200** <35%, **LL** <30% Maximum size: 4 inches Solubility < 1%
Roadways	Base course	CBR>50%, **200** <12% Maximum size: ¾ inch
Underslab	Base course	**-200** <12% Maximum size: 1 inch

-200 = Percent Passing the No. 200 Sieve
LL = Liquid Limit

The on-site silt, sand and gravel soils and fill soils, free of organics and debris, are suitable for use as structural fill, site grading fill, and utility trench backfill. The on-site mudstone is not suitable for use as structural fill or site grading fill, but may be used as fill in non structural areas, trench backfill, wall backfill, or at least 4 feet below pavement areas. An AGEC engineer should observed the bedrock removal to determine suitability for its intended use.

4. Compaction

Compaction of fill materials placed at the site should equal or exceed the following percentages when compared to the maximum dry density as determined by ASTM D-698 or ASTM D-1557:

Area	Percent Compaction ASTM D-698*	Percent Compaction ASTM D-1557**
Subgrade	90	90
Footings/foundations	NA	95
Slabs/Pad Fill (over excavation)	100	95
Utility trench backfill (Structural Areas)	100	95
Wall Backfill (Structural Areas)	100	95

* Fine-grained or processed mudstone/clay.

** Granular site grading/structural fill

Fill should be placed in lifts which do not exceed the capability of the equipment used. Generally 6 to 8 inch lifts are adequate for heavy rubber tire equipment. Lift thicknesses should be reduced to 4 inches for hand compaction equipment. Fill placed at the site should be properly moisture conditioned prior to placement and should be tested to verify proper compaction.

Fill materials should be properly moisture conditioned prior to placement. Fine-grained should be moisture conditioned to 0 to 4 percentage points over the optimum moisture content as determined by ASTM D-698. Granular soil should be moisture conditioned to within 2 percentage points of the optimum moisture content as determined by ASTM D-1557.

5. Drainage

The following drainage recommendations should be implemented:

- Positive site drainage should be maintained during the course of construction. In no case should water be allowed to pond adjacent to buildings/foundations.

- After construction has been completed, positive drainage of surface water away from the structures should be maintained throughout the life of the structures. We recommend a minimum slope of 6 inches in the first 10 feet from the perimeter of the structures. Hard or impermeable surfaces may be used to direct water away from buildings.

- Roof gutters should also be utilized with downspouts which extend out away and down slope from buildings. Preferably, downspouts should discharge off-site.

- Landscaping that requires water (grass) should be limited to reduce the potential for wetting of foundation support soils and to reduce the potential future accumulation of perched water on top of the bedrock.

- We also recommend that desert landscaping, which requires little to no water, be used adjacent to concrete or masonry walls which will be backfilled to reduce salt migration of soluble salts and the subsequent salt weathering on cement containing elements. The below grade portions of walls/fences which are backfilled with soil should be protected with an impermeable membrane and a subsurface drain. A gravel covered, perforated PVC pipe should also be placed at the base of the wall to carry water to a discharge point. This is intended to reduce the potential for salt weathering and sulfate attack on concrete/masonry.

6. Subsurface Drainage Protection

A perimeter subsurface drain should be provided around the basement of each structure.

The drain system should consist of 1 foot of gravel adjacent the perimeter foundation supporting the building. A 4 inch perforated PVC pipe should be placed in the bottom of the gravel zone sloped at a 1% grade (minimum) to drain by gravity. Prior to backfilling, Mirafi 140N filter fabric should be placed over the gravel.

B. Foundation Recommendations

Based on the subsurface conditions, the proposed grading provided Civil Science Engineering, and that the proper separation from expansive soils has been provided as per the Subgrade Preparation section of this report, the following foundation recommendations are provided for support of slab on grade foundations. If the expansive soils are not removed to provide the proper separation, the use of micropiles or a deep foundation system should be used. Recommendations for deep foundation systems are not included in this report. If requested, those recommendations can be provided.

1. Foundations

   The proposed structures may be supported on conventional spread footings with slab-on-grade floors supported on a properly prepared subgrade as indicated in the Subgrade Preparation section of this report.

2. Bearing Material

   Footings should bear on properly compacted structural fill underlain by a properly prepared subgrade as recommended in the Subgrade Preparation section of this report.

3. Bearing Pressure

   Spread footings bearing on properly compacted structural fill may be designed for a net allowable bearing pressure of 2,000 pounds per square foot (psf). Spot footings supporting columns or footings with a width of greater than 3 feet may be designed for a net allowable bearing pressure of 2,500 psf.

4. Temporary Loading Conditions

   The bearing pressure indicated above may be increased by one-half for temporary wind and seismic loads.

5. Footing Width and Embedment

Spread footings should have a minimum width of 18 inches and exterior or unheated footings should be embedded at least 12 inches below the lowest adjacent grade.

6. Settlement/Heave

Based on the subsoil conditions encountered and the anticipated building loads, we estimate a total settlement/heave for the foundation designed as indicated above to be up to approximately 1 inch. Differential settlement is estimated to be approximately ½ inch.

C. Concrete Slab-on-Grade

1. Slab Support

Concrete slabs may be supported on a properly compacted subgrade as recommended in the Subgrade Preparation section of this report. Fill placed in slab areas should be tested to verify compaction meets the recommendations provided within this report.

2. Underslab Base Course

A 4-inch layer of properly compacted base course should be placed below slabs to provide a firm and consistent subgrade and promote even curing of the concrete.

D. Lateral Earth Pressures

1. Lateral Resistance for Footings

Lateral resistance for spread footings is controlled by sliding resistance developed between the footing and the subgrade soil. An ultimate friction value of 0.45 may be used in design for ultimate lateral resistance of footings bearing on properly compacted structural fill.

2. Retaining Structures

The following equivalent fluid weights are given for design of subgrade walls and retaining structures. The active condition is where the wall moves away from the soil. The passive condition is where the wall moves into the soil and the at-rest condition is where the wall does not move. We recommend the basement walls be designed in an at-rest condition.

The values listed below assume a horizontal surface adjacent the top and bottom of the wall.

Description	Active	At-Rest	Passive
Granular Backfill (Sand or Gravel)	35 pcf	55 pcf	350 pcf
Granular Backfill - Earth Pressure Coefficient	0.28	0.44	-
On-site Clay Soil/Processed Mudstone	50 pcf	65pcf	190 pcf
On-site Clay Soil/Processed Mudstone - Earth Pressure Coefficient	0.45	0.59	-

The above values account for the lateral earth pressures due to the soil and level backfill conditions and do not account for hydrostatic pressures or surcharge loads.

Lateral loading should be increased to account for surcharge loading using the appropriate earth pressure coefficient and a rectangular distribution if structures are placed above the wall and are within a horizontal distance equal to the height of the wall. If the ground surface slopes up away from the wall, the equivalent fluid weights should also be increased.

Care should be taken to prevent percolation of surface water into the backfill material adjacent to the retaining walls. The risk of hydrostatic buildup can be reduced by placing a subdrain behind the walls consisting of free-draining gravel wrapped in a filter fabric.

3. Seismic Conditions

Under seismic conditions, the equivalent fluid weights should be modified as follows according to the Mononobe-Okabe method assuming a level backfill condition:

Lateral Earth Pressure Condition	Seismic Modification (2% PE in 50 yrs)
	Granular Backfill
Active	7 pcf increase
At-rest	no increase
Passive	18 pcf decrease

The resultant of the seismic increase should be placed up ⅓ from the base of the wall.

4. Safety Factors

The given values assume mobilization of the soil to achieve the assumed soil strength. Conventional safety factors used for structural analysis for such items as overturning and sliding resistance should be used in design.

E. Seismicity

Listed below is a summary of the site parameters as required by the 2018 International Building Code and ASCE 7, Chapter 20:

Description	Seismic Event - 2% PE in 50 Yrs
	Value
2018 IBC Site Class	C
PGA	0.23g
S_s (0.2 second period)	0.527g
S_1 (1 second period)	0.171g
F_{PGA}	1.2
F_a	1.289
F_v	1.5

The values provided above were generated using the ASCE 7-16 Siesmic Hazard tool.

Based on the observed subsurface conditions, a ground motion hazard analysis (GMHA) as per ASCE 7-16 is not required by the 2018 International Building Code. A 10-percent decrease in design seismic load might be achieved if shear wave velocities are measured on site. If this is requested, we propose to perform a Refraction Microtremor (ReMi) survey to measure subsurface shear wave velocity.

F. Soil Corrosion

Our experience has shown that portions of the on-site soil/bedrock and many imported soils may contain sulfates in sufficient concentration to be corrosive to concrete. Therefore, we recommend concrete elements that will be exposed to the on-site soils be designed in accordance with provisions provided in the American Concrete Institute Manual of Concrete Practice (ACI) 318-14. Tables 19.3.1.1 and 19.3.2.1 of ACI 318-14 should be referenced for design of concrete elements utilizing a Sulfate Exposure Class of S2.

Consideration should also be given to cathodic protection of buried metal pipes. We recommend utilizing PVC pipes where local building codes allow.

G. Pavement

Based on the subsoil conditions encountered and the laboratory test results, the following recommendations are given:

1. Analysis

   Asphaltic Concrete: The flexible pavement analysis is based on UDOT and AASHTO design methods and a 20 year design life. The following parameters were considered for our analysis:

   - Base course that meets specifications which would correspond to a Structural Coefficient (a_2) of at least 0.12. Asphalt that provides a Structural Coefficient (a_1) of at least 0.40.
   - Drainage Coefficient = 1.0.

- The subgrade support soils consists generally of silty sand to gravel. Based on the on-site soils, a M_R value of 15,000 psi was used for the subgrade based upon an estimated California Bearing Ratio (CBR) value of 10 percent and the relationship between CBR and Resilient Modulus (M_R).
- Serviceability Index: $P_o = 4.2$, $P_t = 2.5$.
- Reliability of 90 percent.
- Standard Deviation (S_o) = 0.45.

2. Subgrade Support

We anticipate the subgrade materials will consist of compacted on-site silty sand to gravel. Our design assumes a properly compacted subgrade. Prior to placing base course or pavement area grading fill, the subgrade should be prepared as recommended in the Subgrade Preparation section of this report.

3. Pavement Thickness

Based on the anticipated traffic, a 20 year design life, PCC and AASHTO design methods, the following pavement sections are recommended.

	Flexible Pavement	
Area	**Asphaltic concrete (inches)**	**Base Course (inches)**
Riverside Drive Widening	4	12
Entrance Road	2.5	8
Parking areas	2.5	6

4. Pavement Materials

The pavement materials should meet AASHTO and City of St. George Specifications for gradation and quality. The pavement thicknesses indicated above assume that the base course is high quality material with a CBR of at least 60 percent. Asphalt material should have a Marshall stability of at least 1,800 pounds.

5. Drainage

The collection and diversion of drainage away from the pavement surface is extremely important to the satisfactory performance of the pavement section. Proper drainage should be provided. We further recommend a yearly maintenance program including crack sealing and a surface treatment such as a "slurry seal" to extend the pavement life and reduce water infiltration into the subsurface soils.

H. Construction Testing and Observations

We recommend testing fill, concrete, and asphalt materials at a frequency which meets or exceeds St. George City minimum testing frequency requirements for city improvements.

We also recommend the following:

1. Verify the subgrade is properly prepared/compacted in accordance with the recommendations provided in the Subgrade Preparation section of this report.

2. Verify that foundation subgrade is properly compacted prior to placement of concrete.

3. Conduct compaction testing on fill placed below foundations, in building pads, and paved areas. We recommend testing each foot of fill placed.

4. Conduct construction materials testing of soils, concrete and asphalt materials and special inspections as required for the proposed construction by St. George City and the structural engineer.

5. Conduct special inspections on the proposed building as required by the 2018 International Building Code and the structural engineer.

I. Geotechnical Recommendation Review

The client should familiarize themselves with the information contained in this report. If specific questions arise or if the client does not fully understand the conclusions/recommendations provided, AGEC should be contacted to provide clarification.

LIMITATIONS

This report has been prepared in accordance with generally accepted soil and foundation engineering practices in the area for the use of the client for design purposes. The conclusions and recommendations included within the report are based on the information obtained from the subsurface investigation, laboratory test results and our experience in the area. Variations in the subsurface conditions may not become evident until excavation is conducted. If the subsurface conditions or groundwater level are found to be significantly different from those described above, we should be notified to reevaluate our recommendations.

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.

G. Wayne Rogers, P.E.

Reviewed by: Jon Russell Hanson, P.E.

P:\2020 Project Files\2200800\2200879 - GT Medical Office Buildings\Report.wpd

REFERENCES:

Christenson, G.E. and Deen, R.D., 1983, Engineering Geology of the St. George area Washington County, Utah: Utah Geological and Mineral Survey Special Studies 58, 32 p., scale 1:24,000.

Lund, W.R., Knudsen, T.R., Vice, G.S., and Shaw, L.M., 2008, Geologic hazards and adverse construction conditions, St. George-Hurricane Metropolitan Area, Washington County, Utah, Utah Geological Survey Special Study 127, 14 plates, scale 1:24,000.

Hayden, Janice, M and Willis, Grant C. UGS Map 251DM. 2011, Geologic Map of the St. George Quadrangle, Washington County, Utah, Utah Geological Survey.

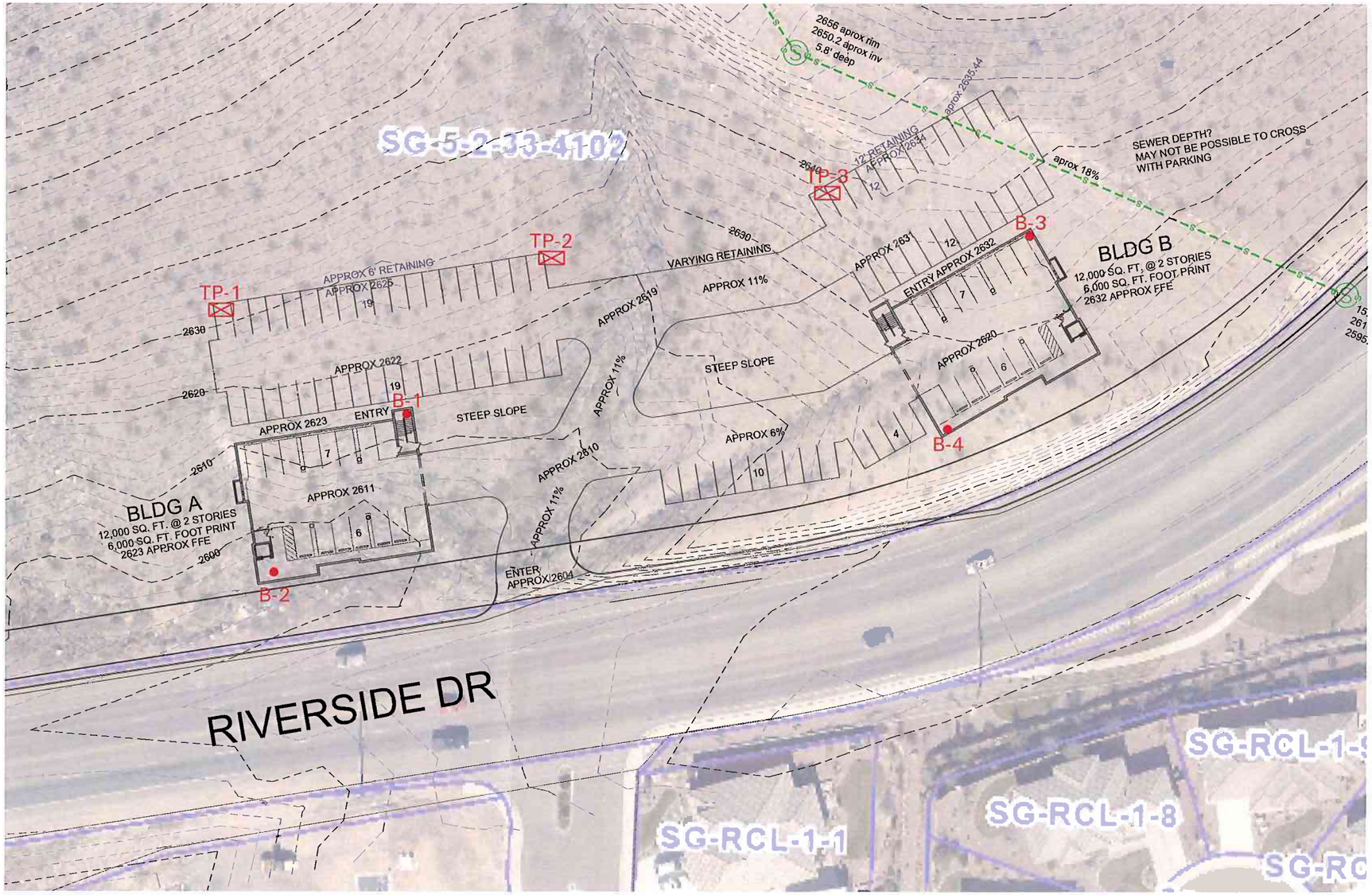
HILLSIDE PROFESSIONAL
ST. GEORGE, UTAH

N

Not to Scale

2200879	AGEC	Vicinity Map	Figure 1

HILLSIDE PROFESSIONAL
ST. GEORGE, UTAH



● Approximate boring location

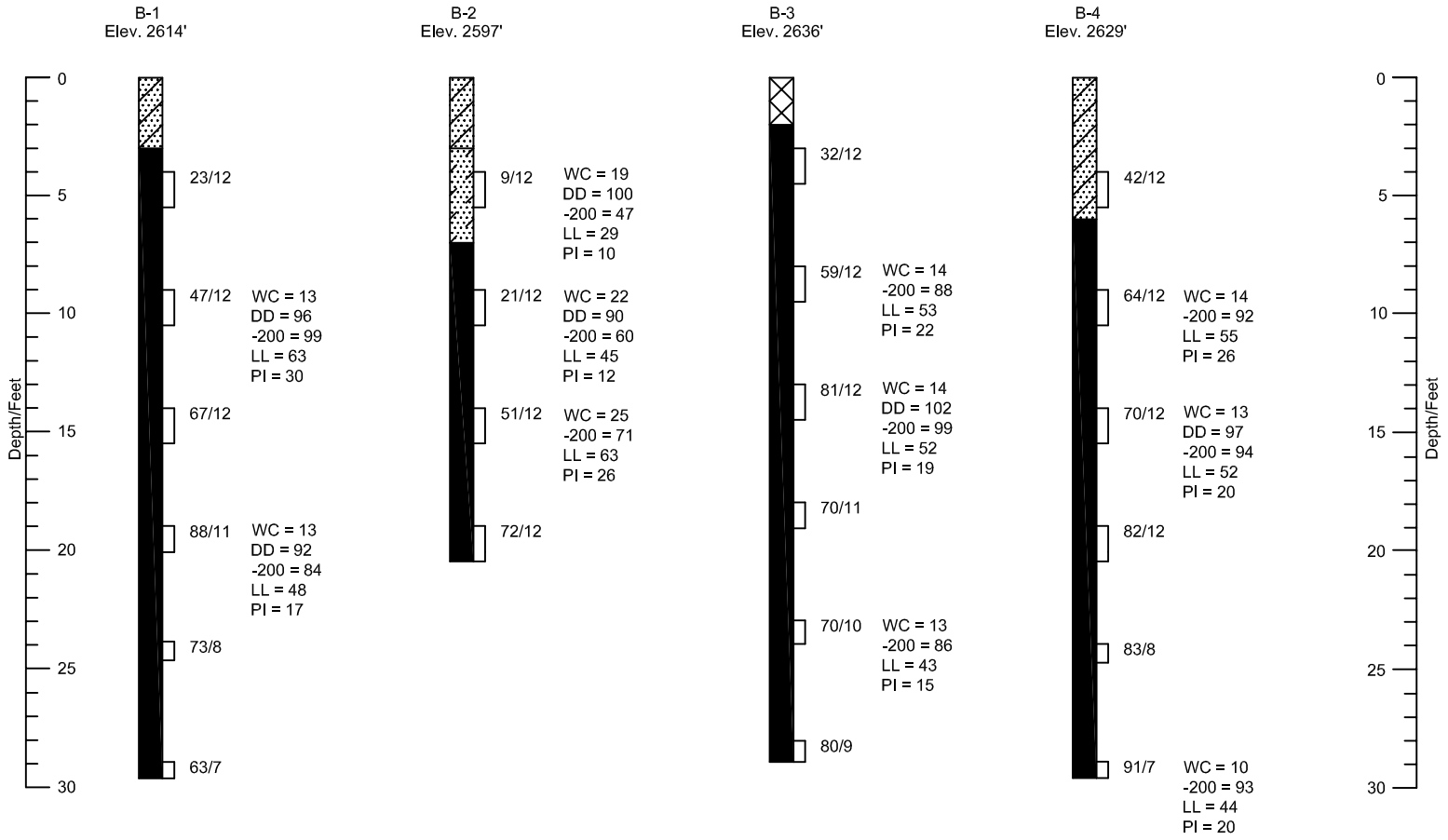
⊠ Approximate test pit location

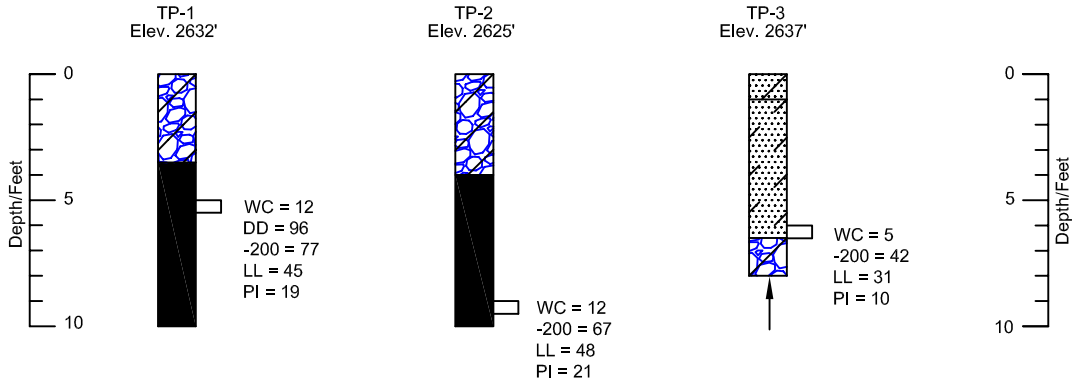
N

0 50 100 feet

Approximate Scale

2200879	AGEC	Site Plan	Figure 2


B-1
Elev. 2614'
B-2
Elev. 2597'
B-3
Elev. 2636'
B-4
Elev. 2629'
Depth/Feet
0
5
10
15
20
25
30
23/12
47/12
WC = 13
DD = 96
-200 = 99
LL = 63
PI = 30
67/12
88/11
WC = 13
DD = 92
-200 = 84
LL = 48
PI = 17
73/8
63/7
9/12
WC = 19
DD = 100
-200 = 47
LL = 29
PI = 10
21/12
WC = 22
DD = 90
-200 = 60
LL = 45
PI = 12
51/12
WC = 25
-200 = 71
LL = 63
PI = 26
72/12
32/12
59/12
WC = 14
-200 = 88
LL = 53
PI = 22
81/12
WC = 14
DD = 102
-200 = 99
LL = 52
PI = 19
70/11
70/10
WC = 13
-200 = 86
LL = 43
PI = 15
80/9
42/12
64/12
WC = 14
-200 = 92
LL = 55
PI = 26
70/12
WC = 13
DD = 97
-200 = 94
LL = 52
PI = 20
82/12
83/8
91/7
WC = 10
-200 = 93
LL = 44
PI = 20



LEGEND:

Fill; consists of Silty Sand with Gravel, poorly compacted, dry, and light brown in color.

Clayey Sand (SC); medium dense, slightly moist, and light brown in color.

Silty Sand (SM); occasional gravel, medium dense, dry to slightly moist, and light brown in color.

Silty Gravel with Sand (GM); medium dense to dense, dry, and light brown in color.

Mudstone Bedrock; soft to moderately hard, moist, and red to purple to grey in color.

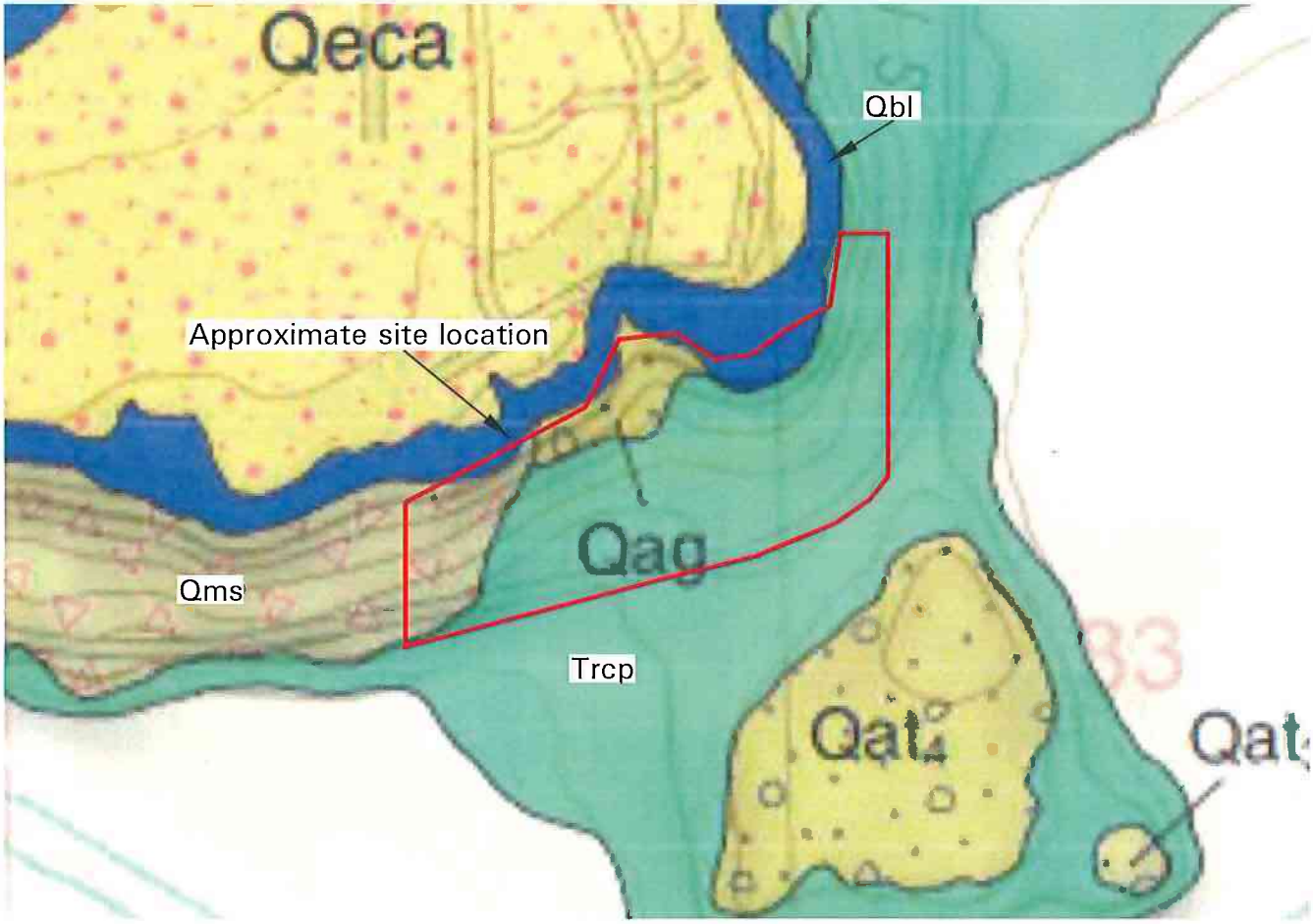
10/12 California drive sample taken. The symbol 10/12 indicates that 10 blows from a 140 pound hammer falling 30 inches were required to drive the sampler 12 inches.

Indicates relatively undisturbed block sample taken.

Indicates practical backhoe refusal on boulders, sandstone bedrock, or limestone bedrock.

NOTES:

1. The borings were drilled on June 3, 2020 with a truck mounted drill rig equipped with 8-inch hollow-stem augers. The test pits were excavated on June 2, 2020 with a trackhoe.
2. The locations of the borings and test pits were measured by pacing from features shown on Figure 2.
3. The elevations of the borings and test pits were interpolated between the contours shown on the site plan, Figure 2.
4. The boring and test pit locations and elevations should be considered accurate only to the degree implied by the method used.
5. The lines between the materials shown on the logs represent the approximate boundaries between material types and the transitions may be gradual.
6. Free water was not encountered in the borings and test pits at the time of drilling/ excavation.
7. WC = water content (%);
   DD = dry density (pcf);
   -200 = percent passing No. 200 sieve;
   LL = liquid limit (%);
   PI = plasticity index (%).



Key:

Qbl - Lava Ridge lava flow (Lower Pleistocene) - moderate- to dark-gray to dark-brownish-gray basaltic trachyandesite with prominent euhedral plagioclase phenocrysts up to 0.4 inch (1cm) wide, common quartz and pyroxene phenocrysts, and small olivine phenocrysts; moderately jointed; previously called Middle lava flow (Willis and Biek, 2001)

Qms - Landslide deposits (Holocene to middle Pleistocene) - Extremely poorly sorted, clay-to boulder-sized, chaotic debris with blocks of rotated strata up to several hundred feet across that form chaotic, hummocky mounds; form primarily on steep slopes capped by basalt flows; basal detachments are in the Petrified Forest Member of the Chinle Formation

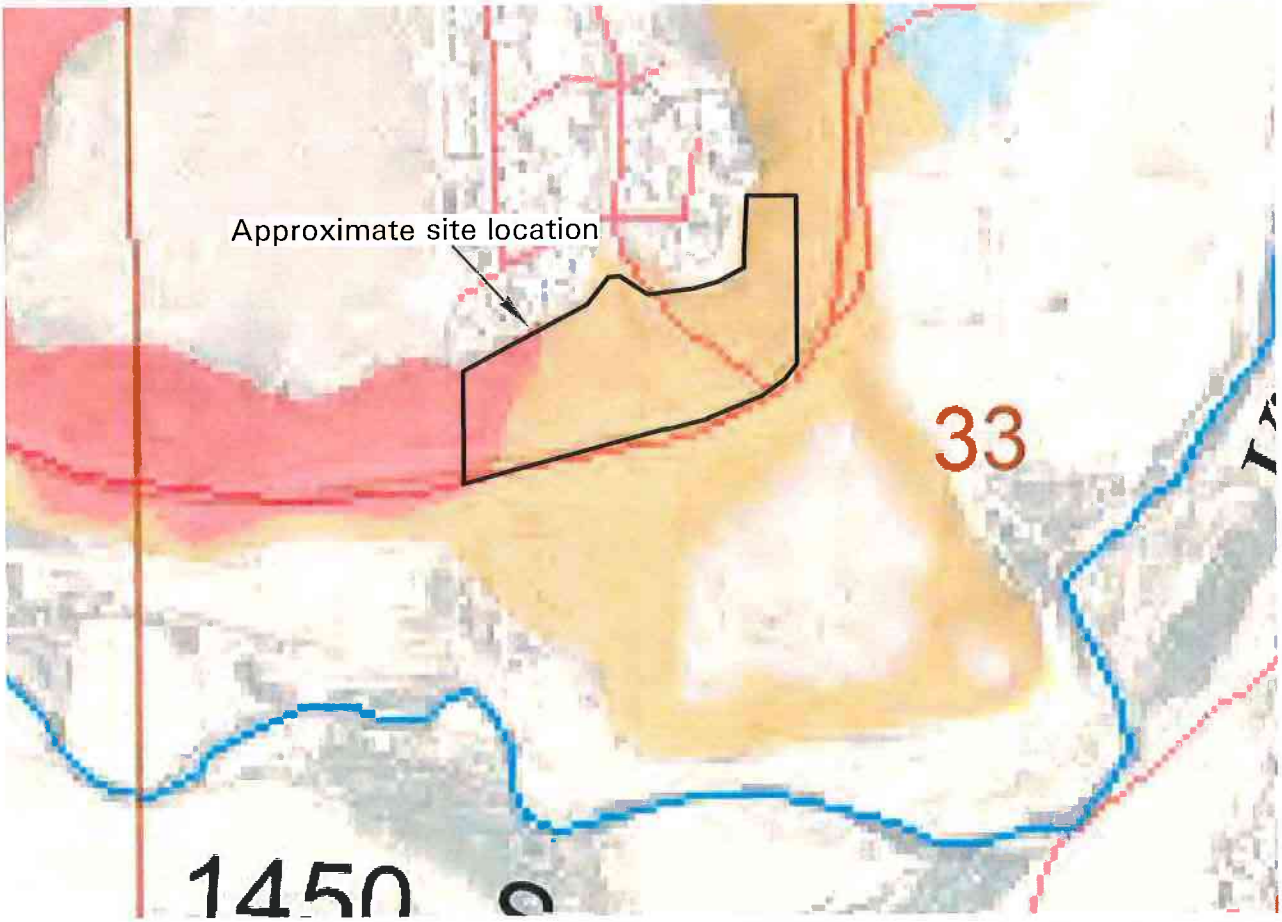
Qag - Alluvial gravel beneath lava flows (Lower Pleistocene) - poorly to moderately sorted, clay- to boulder- size, stream-deposited sediment exposed as small, isolated outcrops beneath lava flows; most clasts are well-rounded cobbles and small boulders exotic to the quadrangle, including igneous rocks derived from the Pine Valley Mountains

Trcp - Petrified Forest Memeber (Upper Triassic) - Highly variegated, light brownish gray, pale-greenish- gray, to grayish-red-purple, bentonitic shale, mudstone, siltstone, and claystone, with several lenticular interbeds of pale yellowish brown, cross-bedded, resistant sandstone up to 10 feet (3m) thick; pebble to small-cobble conglomerate near base; clasts are primarily chert and quartzite; contains minor chert, nodular limestone, very thin coal seams and lenses as much as 0.5 inch (1 cm) thick, and locally abundant, brightly colored fossilized wood; shale and mudstone weather to a "popcorn" surface with abundant mudcracks due to expansive clays and cause road and building foundation problems; weathers to badland topography; prone to landsliding along steep hillside; local primary source for radon (Solomon, 1992a, b)

HILLSIDE PROFESSIONAL
ST. GEORGE, UTAH

N
Not to Scale

2190879	AGEC	Geologic Map	Figure 5a



Landslide-Hazard Map for the St. George-Hurricane Metropolitan Area, Washington County, Utah, UGS Special Study 127 2008, W.R. Lund, T.R. Knudson, G.S. Vice and L.M. Shaw

EXPLANATION

VH	Very High: Areas where Category B geologic units occur on slopes greater than 15 percent (8.5°)
H	High: Areas where Category B geologic units occur on slopes greater than 15 percent (8.5°)
M_C	Moderate C: Areas where Category C geologic units occur on slopes greater than 20 percent (11.3°)
M_B	Moderate B: Areas where Category B geologic units occur on slopes less than 15 percent (8.5°)
L	Low: Areas where Category B geologic units occur on slopes greater than 30 percent (16.7°)

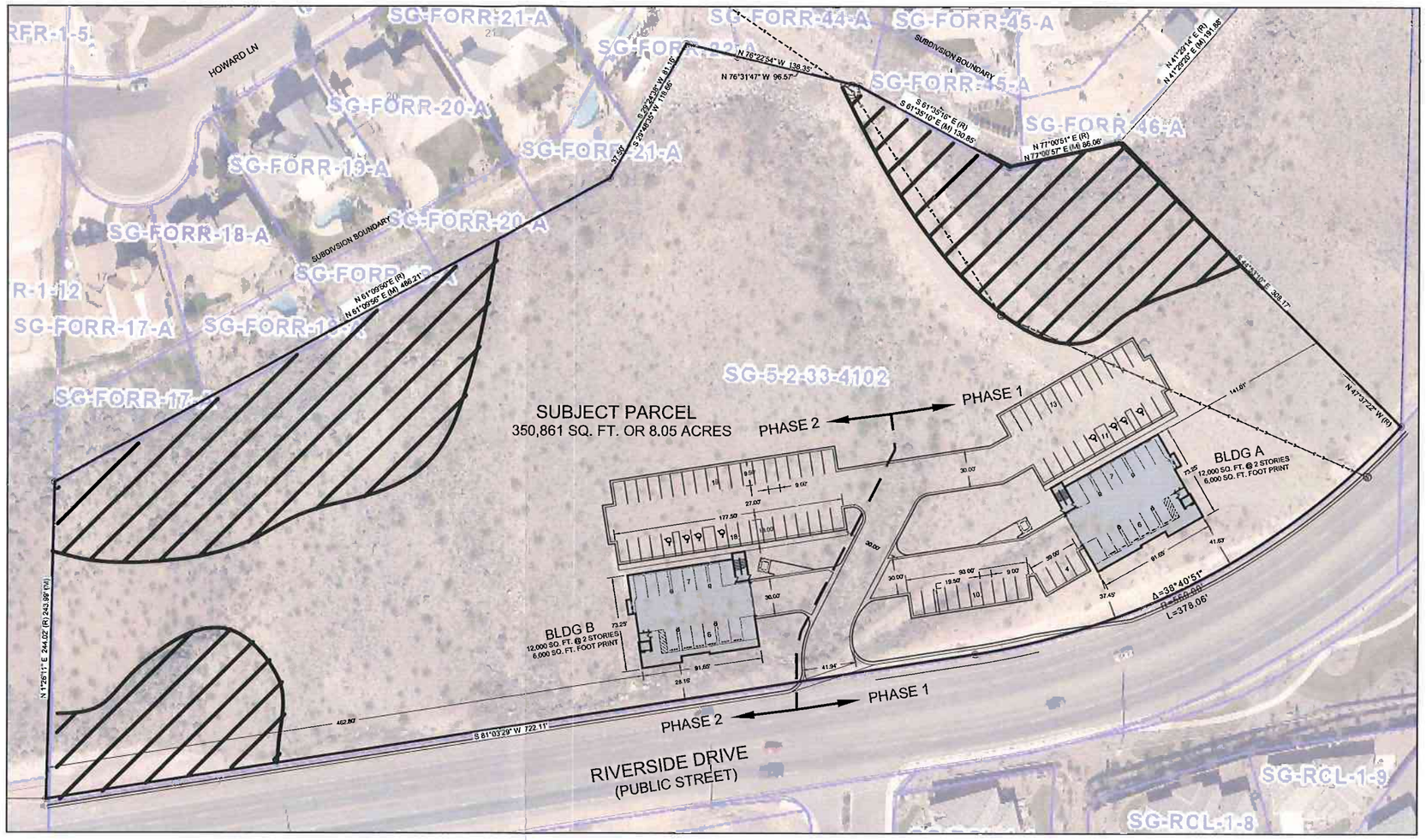
N

Not to Scale

HILLSIDE PROFESSIONAL
ST. GEORGE, UTAH

2200879	AGEC	Landslide Hazard Map	Figure 5b

HILLSIDE PROFESSIONAL
ST. GEORGE, UTAH



Area of estimated potential rockfall zone

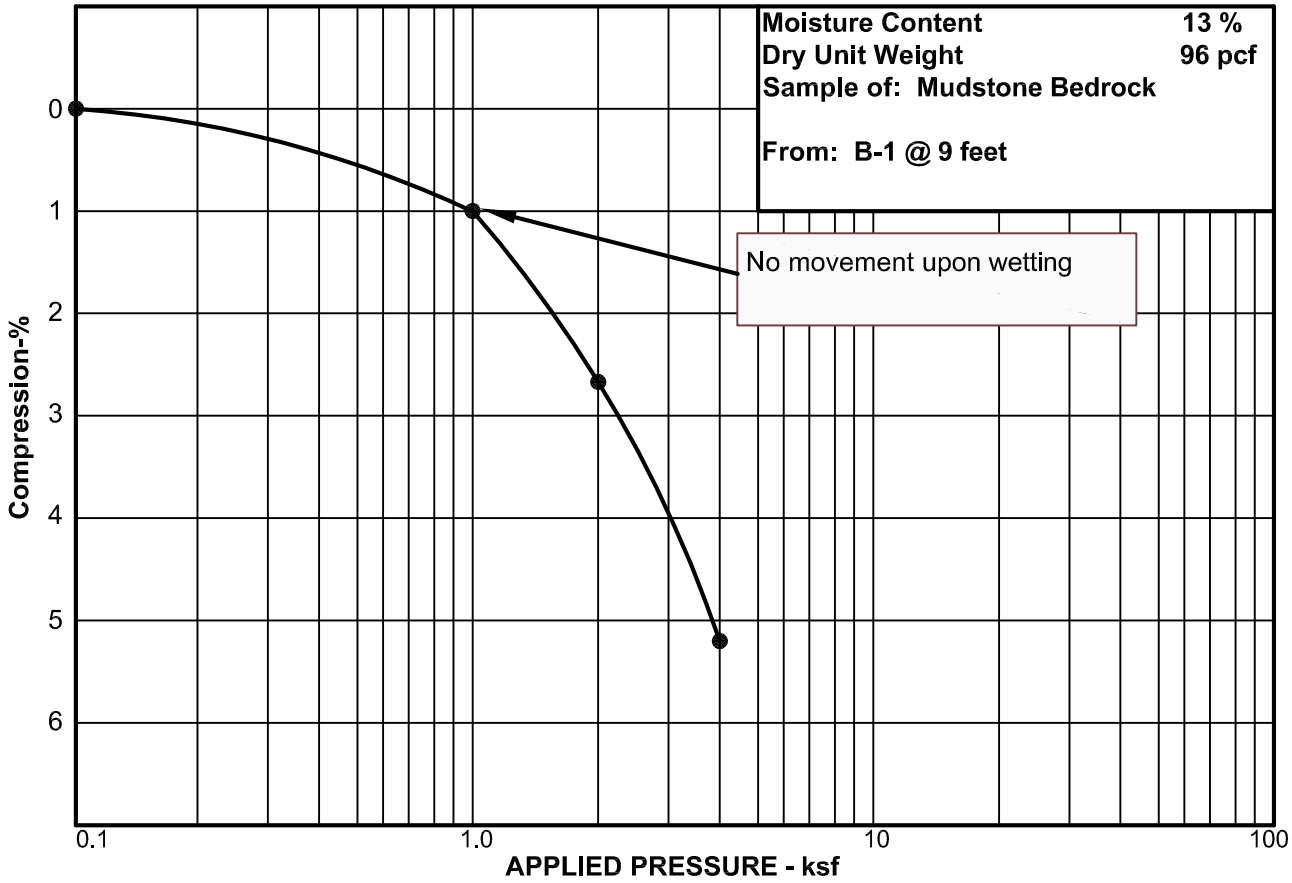
N

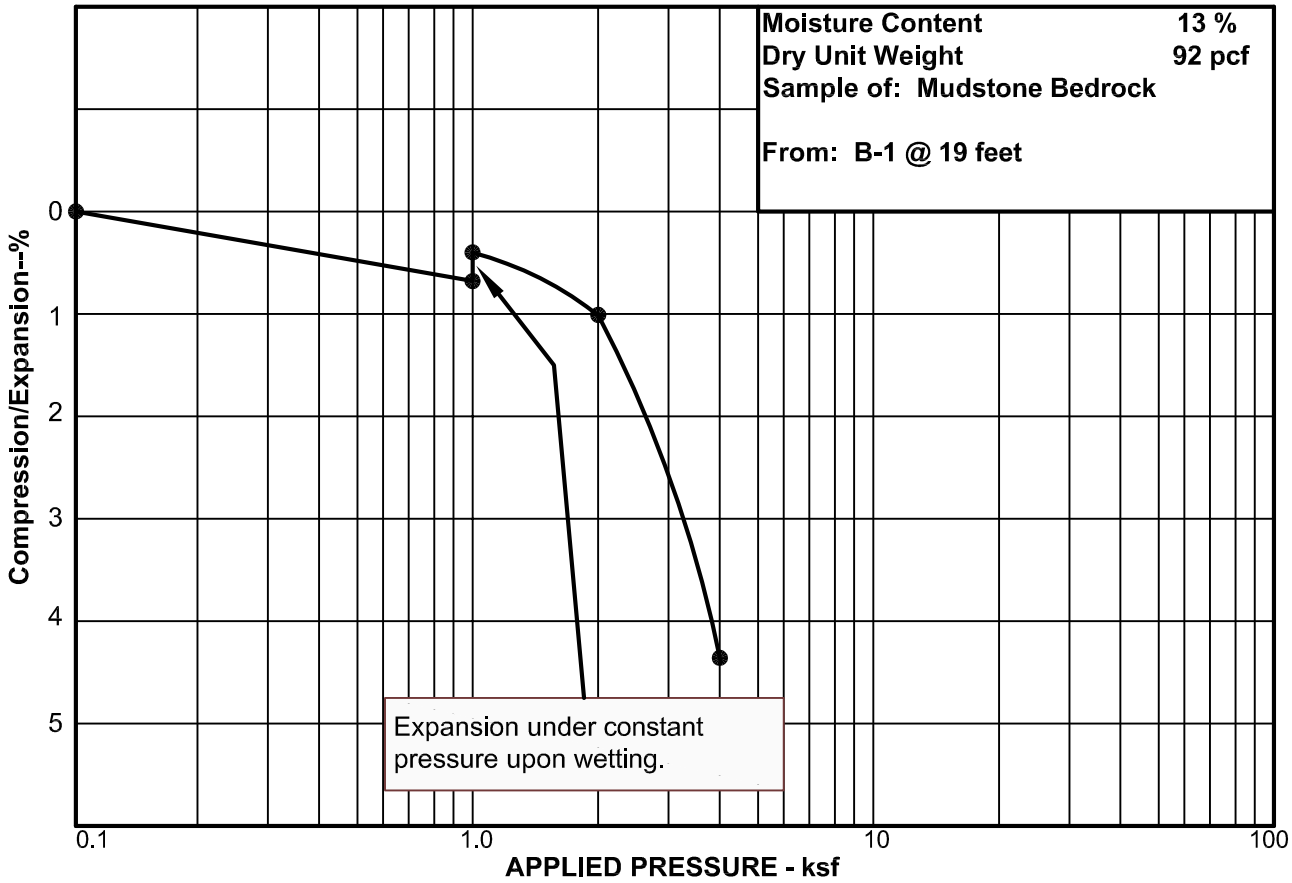
0 100 200 feet

Approximate Scale

2200879	AGEC	Rockfall Runout Line	Figure 5c

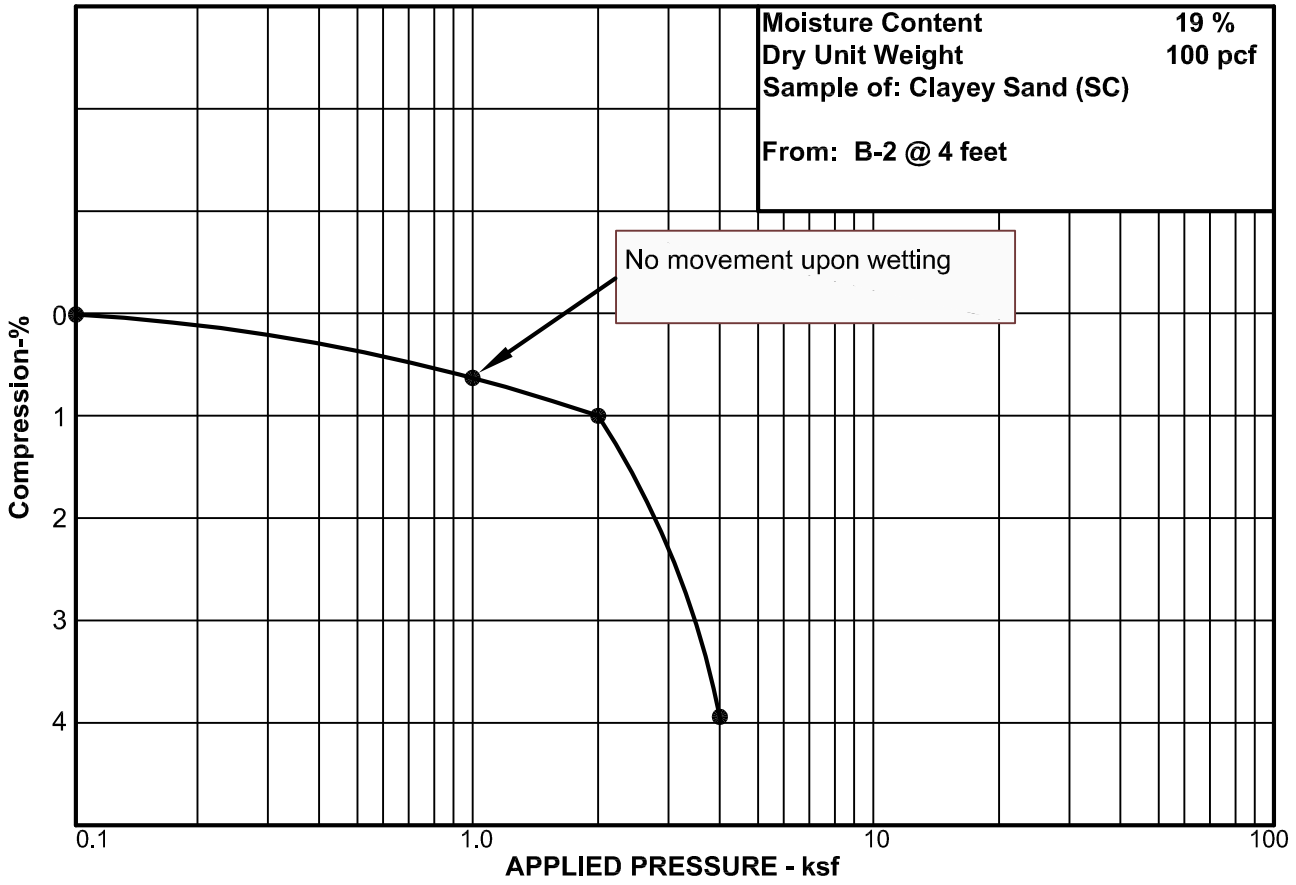
Applied Geotechnical Engineering Consultants, Inc.

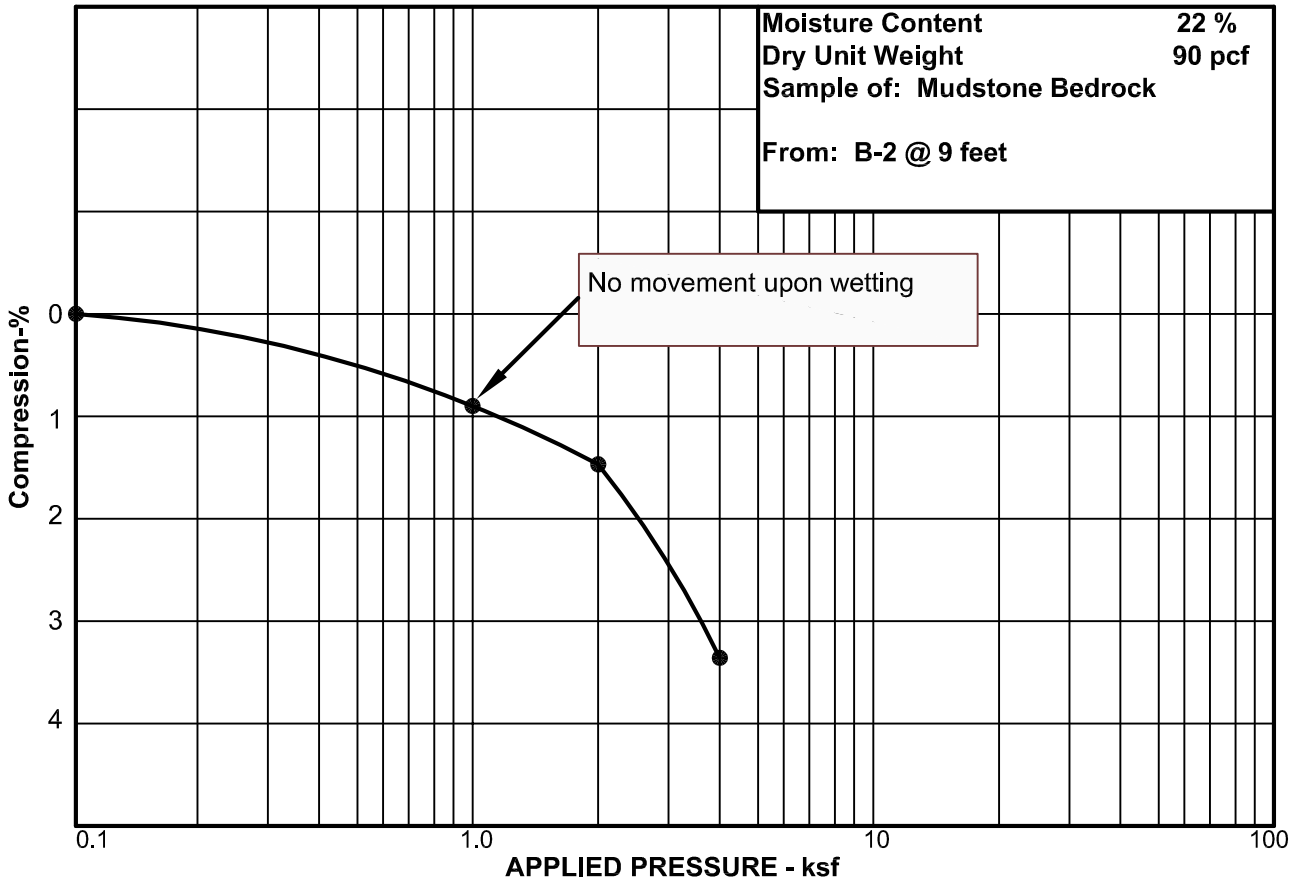




Project No. 2200879 **CONSOLIDATION TEST RESULTS** **Figure 6**

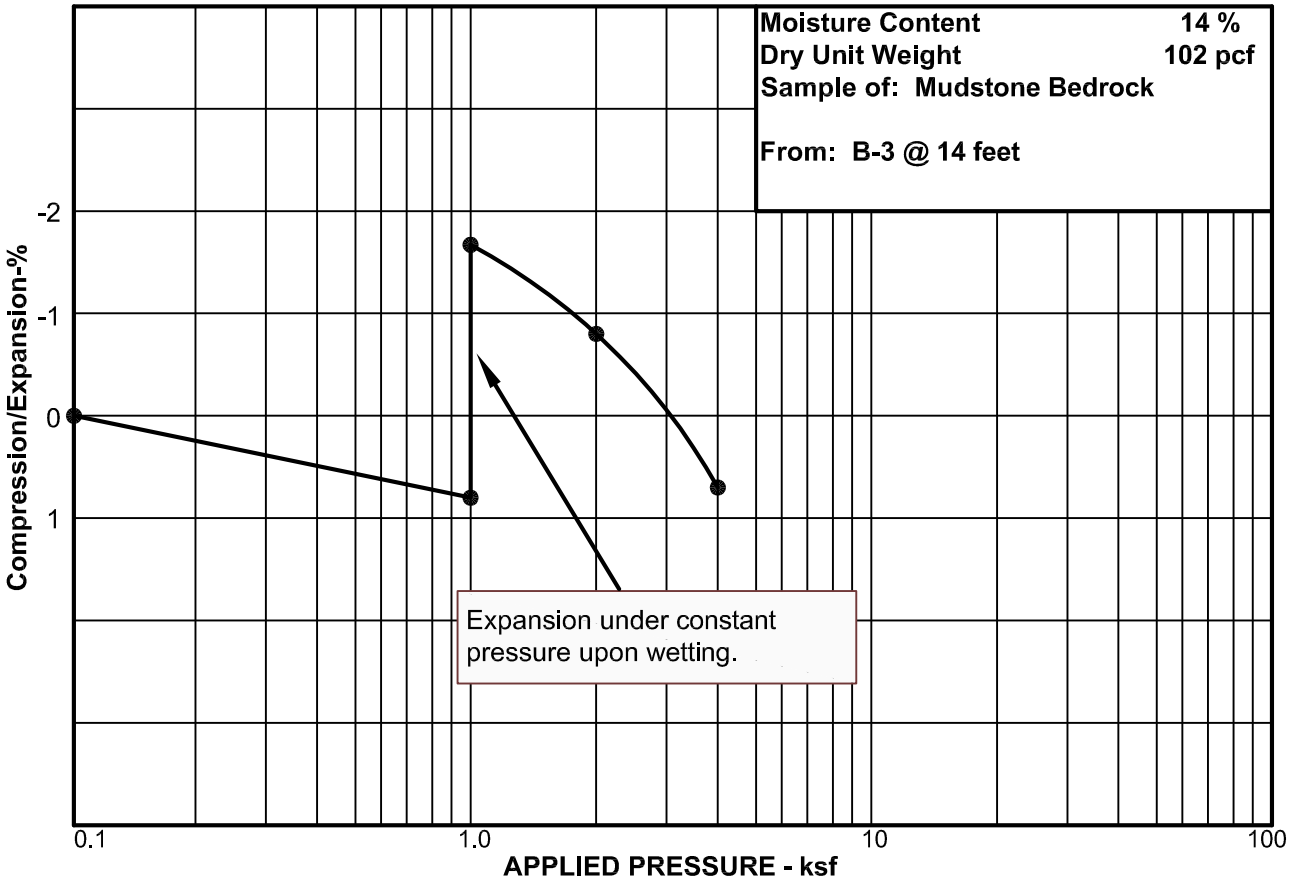
Applied Geotechnical Engineering Consultants, Inc.

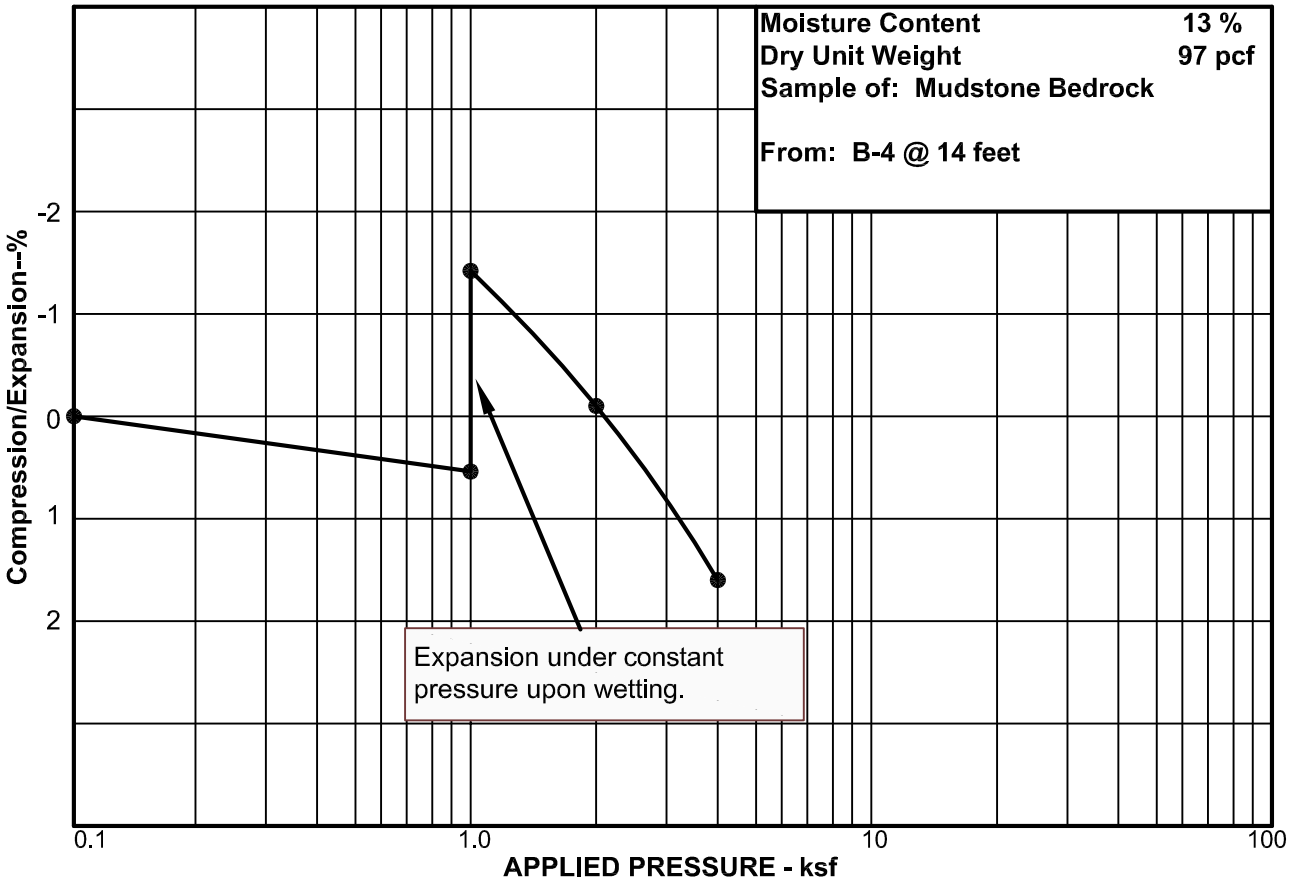




Project No. 2200879 **CONSOLIDATION TEST RESULTS** **Figure 7**

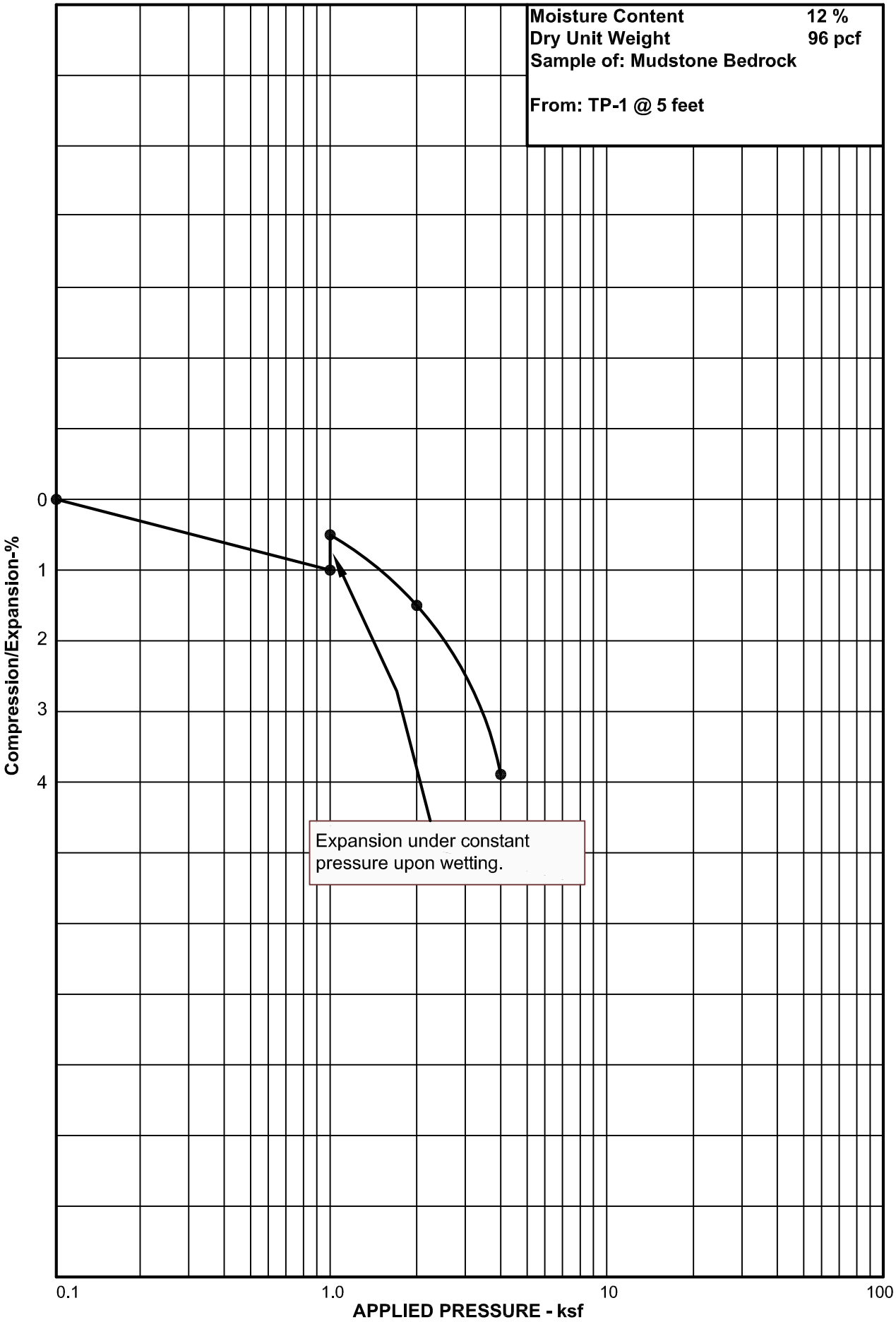
Applied Geotechnical Engineering Consultants, Inc.





Project No. 2200879 **CONSOLIDATION TEST RESULTS** **Figure 8**

Applied Geotechnical Engineering Consultants, Inc.



Project No. 2200879 CONSOLIDATION TEST RESULTS Figure 9

APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC.

TABLE I

SUMMARY OF LABORATORY TEST RESULTS

Riverside Medical Office Building

Project Number 2200879

Sample Location		Natural Moisture Content (%)	Natural Dry Density (pcf)	Gradation			Atterberg Limits		Sample Classification
Boring/ Test Pit No.	Depth (feet)			Gravel (%)	Sand (%)	Silt/ clay (%)	Liquid Limit (%)	Plasticity Index (%)	
B-1	9	13	96			99	63	30	Mudstone Bedrock
B-1	19	13	92			84	48	17	Mudstone Bedrock
B-2	4	19	100			47	29	10	Clayey Sand (SC)
B-2	9	22	90			60	45	12	Mudstone Bedrock
B-2	14	25				71	63	26	Mudstone Bedrock
B-3	8	14				88	53	22	Mudstone Bedrock
B-3	14	14	102			99	52	19	Mudstone Bedrock
B-3	23	13				86	43	15	Mudstone Bedrock
B-4	9	14				92	55	26	Mudstone Bedrock
B-4	14	13	97			94	52	20	Mudstone Bedrock
B-4	29	10				93	44	20	Mudstone Bedrock
TP-1	5	12	96			77	45	19	Mudstone Bedrock
TP-2	9	12				67	48	21	Mudstone Bedrock
TP-3	6	5				42	31	10	Clayey Sand (SC)

Elevations

MRW DESIGN ASSOCIATES INC.

Hillside Professional Offices

MRW DESIGN ASSOCIATES INC.

Hillside Professional Offices

FRONT ELEVATION

Scale: 1/8" : 1'-0"

LEFT ELEVATION

Scale: 1/8" : 1'-0"

RIGHT ELEVATION

Scale: 1/8" : 1'-0"

REAR ELEVATION

Scale: 1/8" : 1'-0"

EXTERIOR MATERIALS KEY

1. STUCCO, MEDIUM GREY
2. STUCCO, LIGHT GREY
3. MANUFACTURED STONE VENEER, CORONADO STONE PRO-LEDGE WHITE
4. ACM PANELS, ALUMINUM COLOR
5. PAINTED BLACK METAL ACCENTS & PARAPET DETAILS

© COPYRIGHT 2017, MRW DESIGN ASSOCIATES INC.

DATE: 06/22/20

JOB NUMBER:

SCALE: 1/8"=1'

DRAWN:

CHECKED:

MRW DESIGN ASSOCIATES INC.
ARCHITECTURE & CONSULTING ENGINEERS

251 W. HILTON DR # 202
P.O. BOX 2775
ST. GEORGE UTAH 84770
(435) 628-2377 (435) 673-3580 fax
www.mrwdesign.com

COLORED EXTERIOR ELEVATIONS
NEW OFFICE BUILDINGS
HILLSIDE PROFESSIONAL
ST. GEORGE CITY, UTAH

OF SHEETS

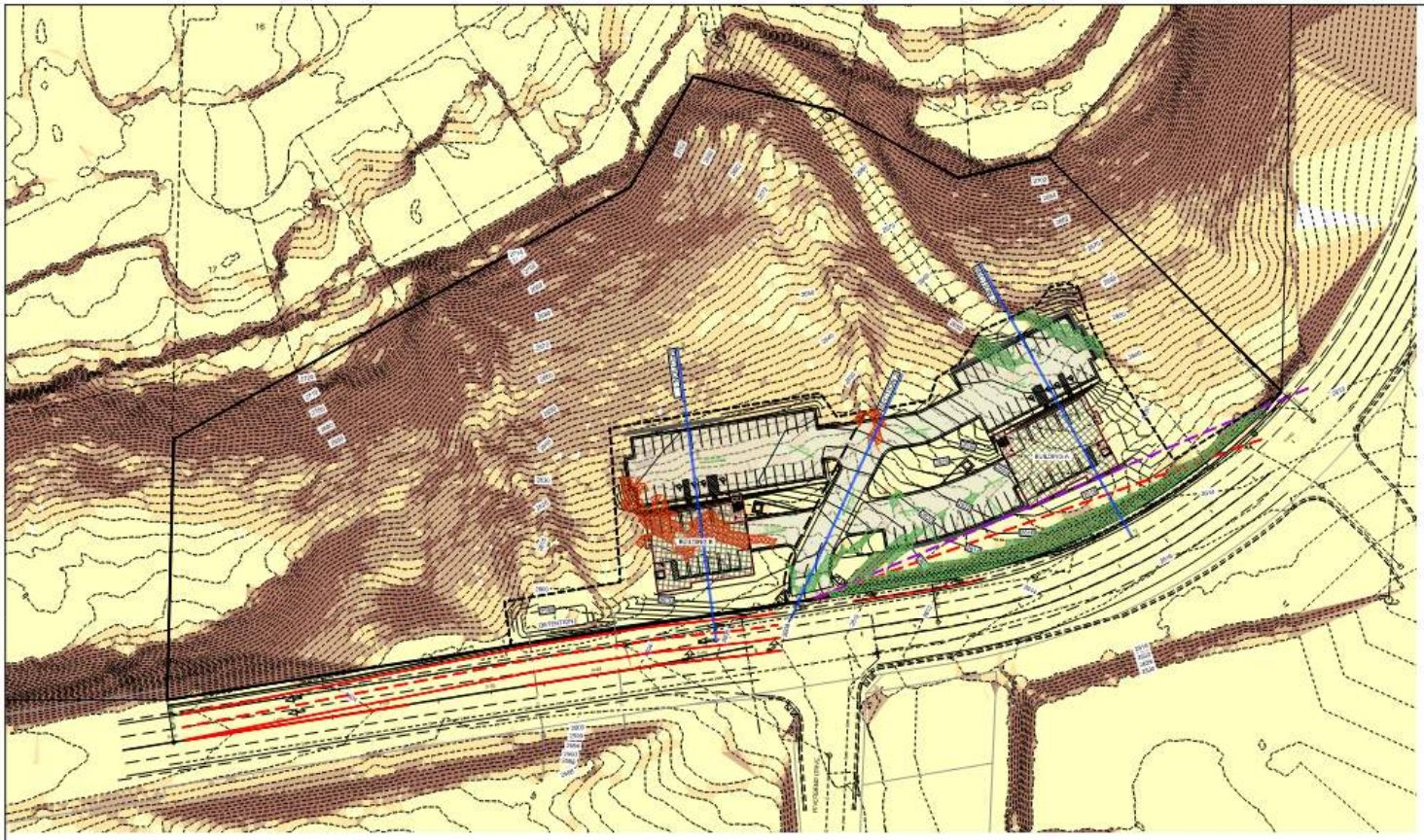
PowerPoint Presentation

2020-HS-010

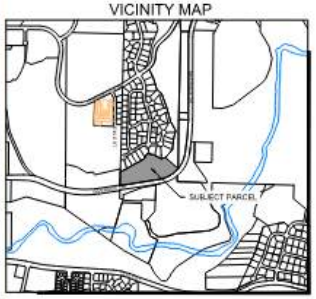
Hillside Professional

Vicinity Map

Zoning



VICINITY MAP



LEGEND

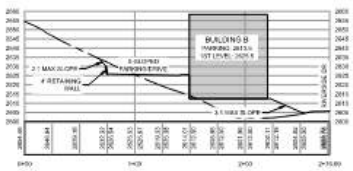
- FIRE HYDRANT
- WATER GATE VALVE
- EXISTING WATER GATE VALVE
- 3/4" WATER SERVICES WITH BOXES
- EXISTING WATER LINE
- 6-800 CLASS 150 WATER LINE (PVC UNLESS NOTED OTHERWISE)
- 48" SEWER MANHOLE
- 4" PVC SEWER LATERAL
- EXISTING SEWER LINE
- 8" SDR 35 PVC SEWER LINE
- EXISTING (MAJOR) CONTOUR
- BUILDING A
- PARKING (SQ.)
- 1ST LEVEL (SQ.) FT.E.R
- DRAINAGE FLOW DIRECTION
- SPOT ELEVATION
- NO BUILD/NO DISTURB AREA

SURFACE SLOPE DATA

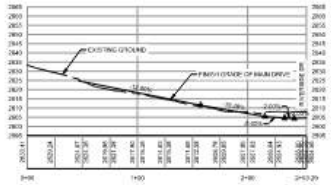
COLOR	% SLOPE	TOTAL AREA	ALLOWED DISTURBANCE	PROPOSED DISTURBANCE AREA	PROPOSED DISTURBANCE %
	0 - 15%	2.212 AC	100%	1.249 AC	57%
	20 - 29%	1.763 AC	30%	0.499 AC	28%
	30 - 39%	1.584 AC	5%	0.124 AC*	8%*
	40% +	2.473 AC	0	0.06 AC*	2%*
		8.05 AC		1.892 AC	

NATURAL					
	30 - 39%	1.584 AC	5%	0.034 AC	2%
MANMADE					
	30 - 39%	1.584 AC	*	0.09 AC	6%*

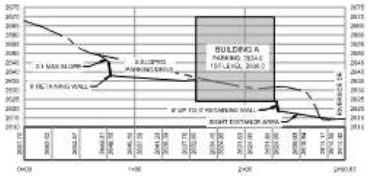
* AREAS OF INSIGNIFICANCE, SMALL WASH OR SLOPE FROM MANMADE DISTURBANCE.



CROSS SECTION 1



CROSS SECTION 2



CROSS SECTION 3

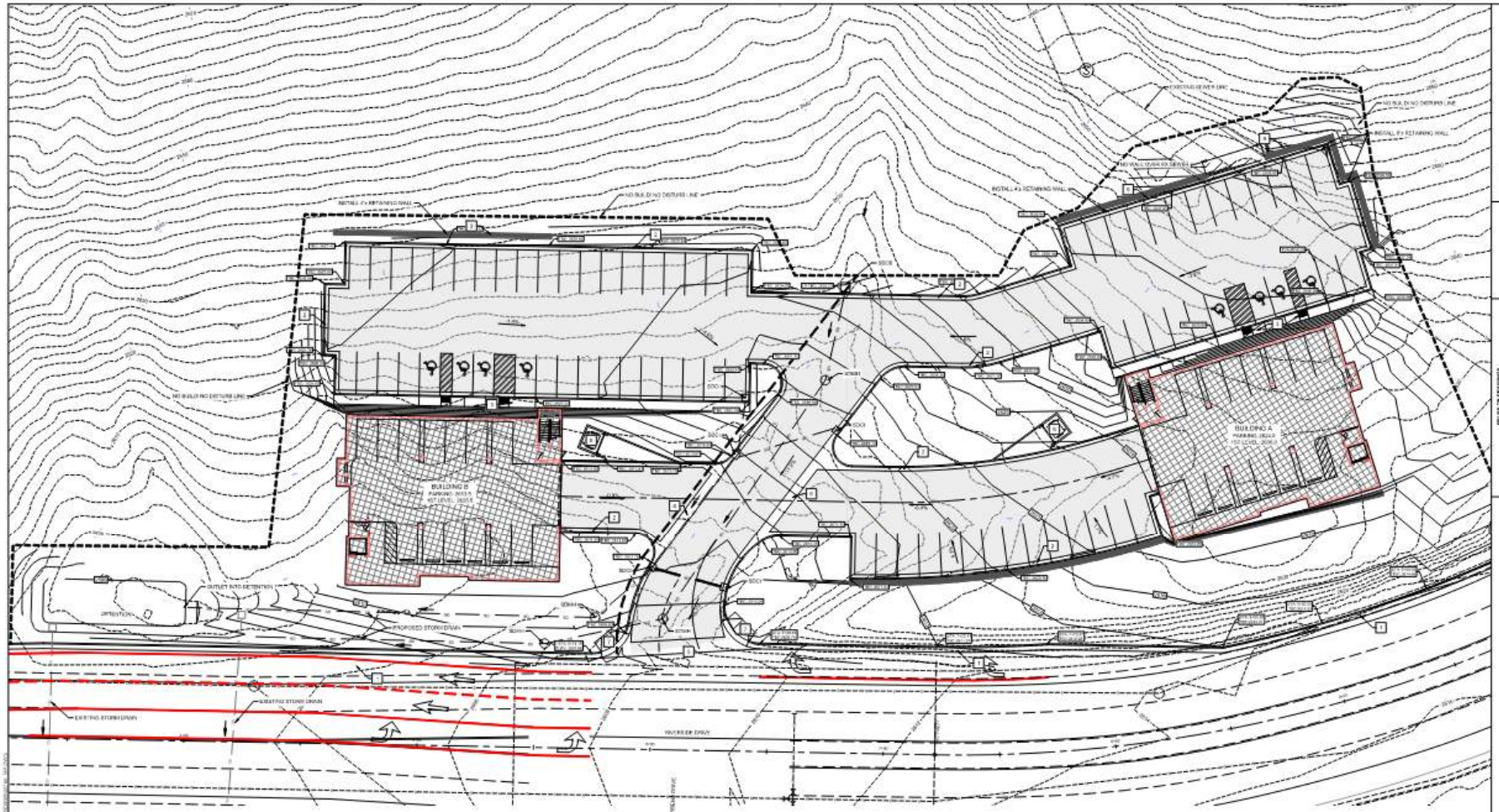
SCALE: 1" = 50' HORIZ
SCALE: 1" = 50' VERT
(SCALE ONLY VALID FOR 22" x 36" PAPER)

1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100
CivilScience

AMENDED
HILLSIDE DEVELOPMENT REVIEW
HILLSIDE PROFESSIONAL
LOCATED IN ST. GEORGE, UTAH

PROJ. #: FR2016-0.1
DRAWN BY: BLW
DATE(S): 10/21/22
CHECKED BY: KCB
SCALE OF SHEET FOR SCALE: 1" = 50'

SHEET 1 OF 2



NOTES

1. APPROXIMATELY 6,879 CU.YD. OF CUT 7,789 CU.YD. OF FILL FOR 910 CU.YD. OF IMPORT MATERIAL IS REQUIRED (FOR GRADING PERMIT ONLY). THE CONTRACTOR SHOULD VERIFY THE QUANTITIES FOR COMPLETION OF WORK. QUANTITIES ARE BASED ON FINISH GRADE OF DRIVE AREA, PARKING & FTF.

2. ALL IMPORTED STRUCTURAL FILL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO DELIVERY TO THE SITE. ALL IMPORTED STRUCTURAL FILL SHALL BE PLACED IN 8-INCH LOOSE HORIZONTAL LIFTS AND COMPACTED TO A MINIMUM OF 98 PERCENT OF MAXIMUM DRY DENSITY (ASTM D 1557).

3. ALL EXCAVATION, GRADING AND FILL OPERATIONS WITHIN THE BUILDING AREA SHOULD BE OBSERVED BY THE GEOTECHNICAL ENGINEER TO VERIFY SUB-SOIL CONDITIONS AND DETERMINE ADEQUACY OF SITE PREPARATION, SUITABILITY OF FILL MATERIALS AND COMPLIANCE WITH COMPACTION REQUIREMENTS.

4. THE CONTRACTOR SHALL PROVIDE SUITABLE EQUIPMENT TO CONTROL DUST AND AIR POLLUTION CAUSED BY CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL ALSO PROVIDE PARABIN MUD AND DIRT CONTAINMENT TO MAINTAIN THE WORK SITE, ACCESS ROADWAYS AND ADJACENT PROPERTIES IN A CLEAN CONDITION.

5. ALL EXCAVATION AND GRADING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF ST. GEORGE NO APPENDIX J OF THE INTERNATIONAL BUILDING CODE AND THE SPECIFICATIONS AND REQUIREMENTS INCLUDED IN THE GEOTECHNICAL STUDY.

6. GEOTECHNICAL ENGINEER TO PROVIDE GRADING COMPLETION REPORT TO CONFIRM WORK HAS BEEN PERFORMED IN CONFORMANCE WITH THE RECOMMENDATIONS.

7. OWNER IS RESPONSIBLE FOR ALL ON-SITE DRAINAGE AND DETENTION.

LEGEND

- EXISTING SEWER LINE
- EXISTING 2' CONTOUR
- EXISTING 10' CONTOUR
- STORM DRAIN PIPE
- EXISTING CURB & GUTTER
- DRAINAGE FLOW DIRECTION
- SPOT ELEVATION
- NO BUILDING DISTURB AREA

KEYED NOTES:

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS SHOWN OR REFERENCED AND THE DETAILS NOTED AND AS SHOWN ON THE CONSTRUCTION DRAWINGS AND PER CITY OF ST. GEORGE STANDARDS & SPECIFICATIONS:

1. INSTALL HIGH THICKBACK CONCRETE CURB & GUTTER (PER CITY STD. #100)
2. INSTALL FLAT CONCRETE CURB & GUTTER (PER CITY STD. #101)
3. 5' CONCRETE SIDEWALK (PER CITY STD. #120)
4. 6' CONCRETE SIDEWALK (PER CITY STD. #120)
5. 4' WIDE CROSS GUTTER (PER CITY STD. #131)
6. 4' WIDE CROSS GUTTER (PER CITY STD. #136)
7. PEDESTRIAN RAMP (PER CITY STD. #121)
8. DUMPSTER LOCATION
9. RETAINING WALL (PER A.G.E.C. ROCK WALL DESIGN)

0 10 20 40

SCALE: 1" = 20'

(SCALE ONLY VALID FOR 24" x 36" PAPER)

811 Know what's below. Call before you dig.

CivilScience
Engineers / Surveyors / Solutions
1433 S. DIXIE DRIVE, SUITE 50
ST. GEORGE, UT 84770
435.986.2100

BUILDER STATEMENT

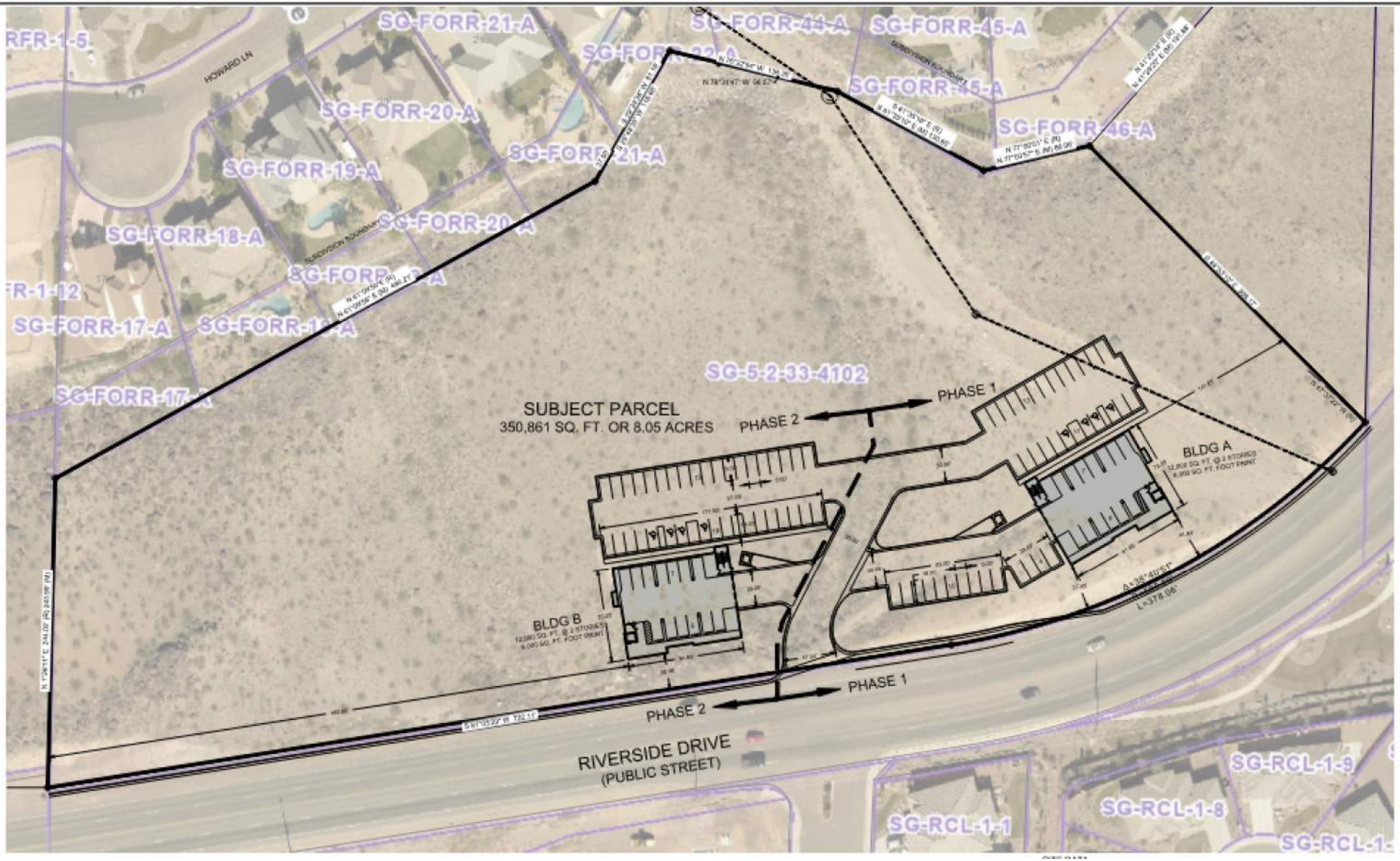
THIS DOCUMENT WAS PREPARED UNDER THE DIRECTION OF THE ENGINEER WHO IS NOT THE ARCHITECT, ARCHITECT OF RECORD, PROJECT OR PROJECT ENGINEER OF RECORD OF THE PROJECT. THE BUILDER IS RESPONSIBLE FOR ALL ASPECTS OF THE PROJECT.

DATE	DESCRIPTION
2021-04-26	ISSUED FOR REVIEW

SITE & GRADING PLAN

HILLSIDE PROFESSIONAL
LOCATED IN ST. GEORGE, UTAH

PROJ. #:	Pa 2019-005
DATE:	6/24/2020
DESIGN BY:	BJD
CHECKED BY:	KCS
SCALE OF SHEET	
HZN SCALE:	1" = 20'
VERT SCALE:	N/A
SHEET	2 OF 2


SG-FORR-21-A
SG-FORR-44-A
SG-FORR-45-A
RFR-1-5
HOWARD LN
SG-FORR-20-A
SG-FORR-46-A
SG-FORR-19-A
SG-FORR-18-A
SG-FORR-17-A
SG-5-2-33-4102
SUBJECT PARCEL
350,861 SQ. FT. OR 8.05 ACRES
PHASE 1
PHASE 2
BLDG A
BLDG B
RIVERSIDE DRIVE
(PUBLIC STREET)
SG-RCL-1-9
SG-RCL-1-8
SG-RCL-1-1

LEGEND:

- ASPHALT PAVING AREA
- NEW LANDSCAPING ROCK, ROCK LINED STEEP SLOPE
- CONCRETE AREA
- NEW BUILDING AREA
- NEW LANDSCAPING ROCK GROUND COVER
- NEW LANDSCAPING TREE, VARIETY TO BE DETERMINED BASED ON LOCAL CONDITIONS
- NEW LANDSCAPING SHRUBBERY, VARIETY TO BE DETERMINED BASED ON LOCAL CONDITIONS

Hillside Professional Offices

FRONT ELEVATION

LEFT ELEVATION

RIGHT ELEVATION

REAR ELEVATION

EXTERIOR MATERIALS KEY

1. STUCCO, MEDIUM GREY
2. STUCCO, LIGHT GREY
3. MANUFACTURED STONE VENEER, CORONADO STONE PRO LEDGE WHITE
4. ACM PANELS, ALUMINUM COLOR
5. PAINTED BLACK METAL ACCENTS & PARAPET DETAILS

PLANNING COMMISSION AGENDA REPORT: 09/08/2020

Zone Change Amendment (ZCA)
Hillside Professional Office
Case No. 2020-ZCA-023

Request: Consider a Zone Change Amendment to the Anasazi Cove Commercial Planned Development.

Background: The property was rezoned in 2004 and is part of a larger development called Anasazi Cove. That project created several pads and zones that were anticipated to be commercial uses along Riverside Drive.

The request came before the Planning Commission on July 28, 2020. The Planning Commission ultimately forwarded a positive recommendation to the City Council though there was some concern regarding traffic and line of sight issues on Riverside Drive. The City Council echoed those same concerns and discussed a potential traffic light. In the end, Council asked the applicant to go back and look at the traffic issues and come back. A number of residents have written letters with concerns regarding the application. Those letters are attached to the end of this staff report.

The applicant has done that and in the process is proposing to remove some more hillside adjacent to the street. This will also necessitate building a retaining wall to meet sight distances. The site will also need an acceleration and deceleration lane as well as extending the center lane. There is a small change to the front parking area to accommodate the retaining wall, but all other site plan features will not change or move.

Applicant: Vaun Beal

Representative: Jeff Mathis, MRW Design

APN: SG-5-2-33-4102

Area: 8.05 Acres

Location: Approx. north of the intersection of Riverside and Riverbend Drive.

Current Zone: PD-AP (Planned Development – Administrative Professional)

General Plan: OS (Open Space)

Hillside: Hillside Permit Case No. 2020-HS-010 (Hillside Board recommended approval of the Hillside permit).

Building Area: 3.4% of parcel.

Ordinance: This project is submitted for review in compliance with Section 10-8D-6 of the St. George municipal code, "Planned Development - Commercial Standards."

Building: 2 – 2 story buildings at 12,000 sq. ft. each for a total of 24,000 of gross floor area. There will also be a ground floor garage in each building.

Height: One story building; approx. 47 ft tall to the highest point. Section 10-8D-5(B) states that a building in the PD-AP zone may not exceed 40 feet. Height up to 60 feet may be approved upon consideration of the following:

1. Proposed setbacks provide an appropriate buffer to neighboring properties;
2. Increased landscaping enhances the project and reduces any negative impacts;
3. Site layout and design enhance the project and reduce any negative impacts;
4. The massing and building scale is appropriate for the location;
5. The proposed height increase is appropriate for the area; and
6. The increase in height is consistent with any applicable master plan.

Parking: The parking code requires one parking space per 250 square feet of gross floor area. Each building will have a total of 12,000 sq ft for a grand total of 24,000 sq ft. This yields a total of 96 required spaces. They are providing 101 spaces. The site will need to provide 5% landscaping due to having over 30 spaces. Staff will verify compliance with this requirement at site plan.

Lighting: The lighting for these phases will be required to be night-sky friendly fixtures. Pedestrian level lighting is strongly encouraged. A lighting plan has not been submitted with these plans, but staff will

ensure that the lighting meets the standards during the site plan process.

Staff Comments: Staff recommends approval of this Zone Change Amendment with the following comments and conditions:

1. Landscaping – The site will need to comply with the requirement for 5% parking lot landscaping as well as all other landscaping requirements.
2. SPR – The applicant shall submit a SPR (Site Plan Review) application along with the required civil engineering plans.
3. Lighting – The applicant shall provide a photometric plan with the SPR process.

Alternatives:

1. Recommend approval as presented.
2. Recommend approval with conditions.
3. Recommend denial.
4. Table the proposed zone change amendment to a specific date.

Possible Motion: The Planning Commission recommends approval of the Zone Change Amendment for Hillside Professional Offices.

Findings for Approval:

1. The proposed site is in the Hillside and is proceeding through that process in addition to the zone change amendment.
2. There will be adequate parking to facilitate the development.
3. Further reviews will be required to ensure compliance with code.

Narrative

MRW DESIGN ASSOCIATES INCORPORATED

73 East 100 South, ST. GEORGE UTAH 84770
(435) 628-2377 ph. (435) 673-3580 fax

June 24, 2020

City of St. George Zoning Department

Subject: **Hillside Professional Development**
Located at approx. 1840 E Riverside Drive
St. George City, Utah

ZONE CHANGE AMENDMENT PROJECT DESCRIPTION:

Hillside Professional will be a professional office development consisting of two buildings in two phases. Each building has a footprint of 6,000 square feet and will include under building parking with two stories over the parking. The first phase includes the east building, street access, utilities, and necessary driveways and parking for the first building. The second phase will include the west building, driveways and parking required for the second building and connect to the driveways, utilities and access from the first phase. Please see the Conceptual Site Plan submitted with this letter for more information on site design and phasing.

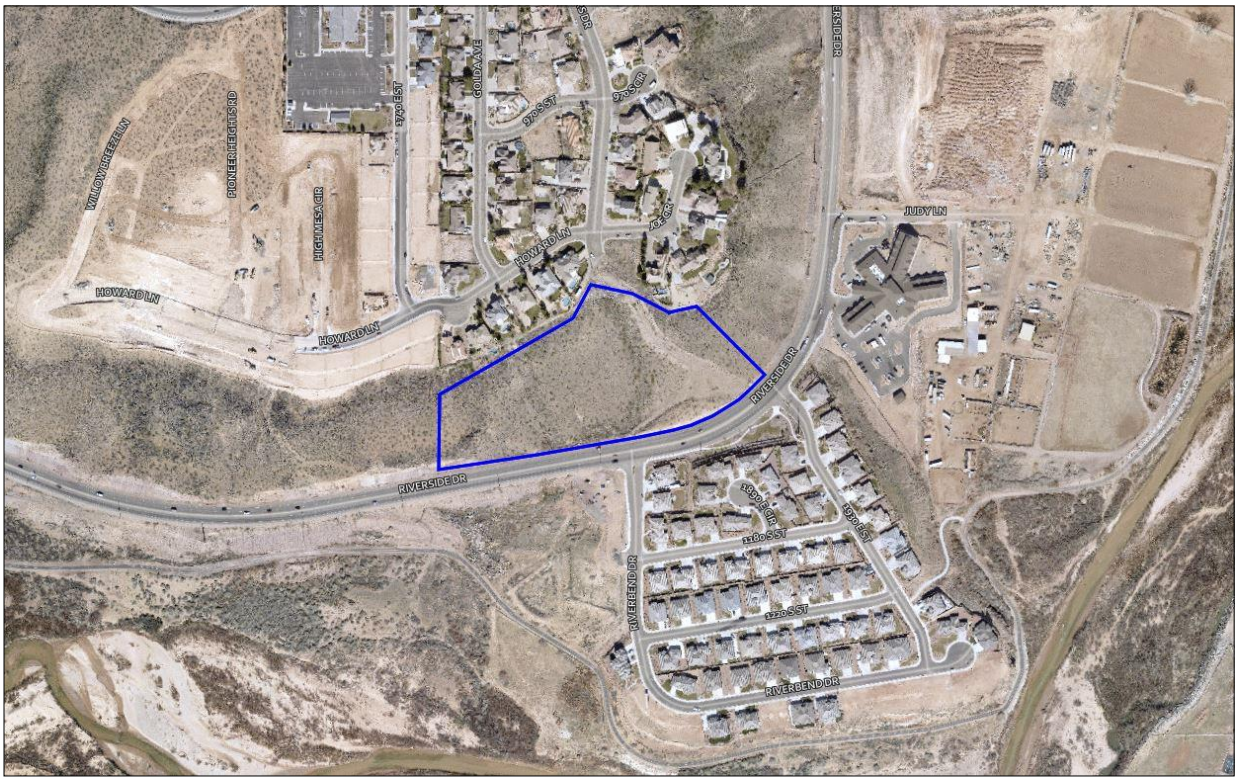
The occupancy of the proposed buildings will be a 'B' occupancy as defined by the 2018 International Building Code. Uses would be any type of professional/office business use. The buildings will be developed as shell buildings to be further improved and used by future tenants. For building footprint versus site area percentages please see the Site Data table provided on the Conceptual Site Plan submitted with this letter.

Along with this Zone Change Amendment required by the AP-PD zoning, the project will submitted for Hillside Review and Approval as the site is located on the lower south side of Foremaster Ridge.

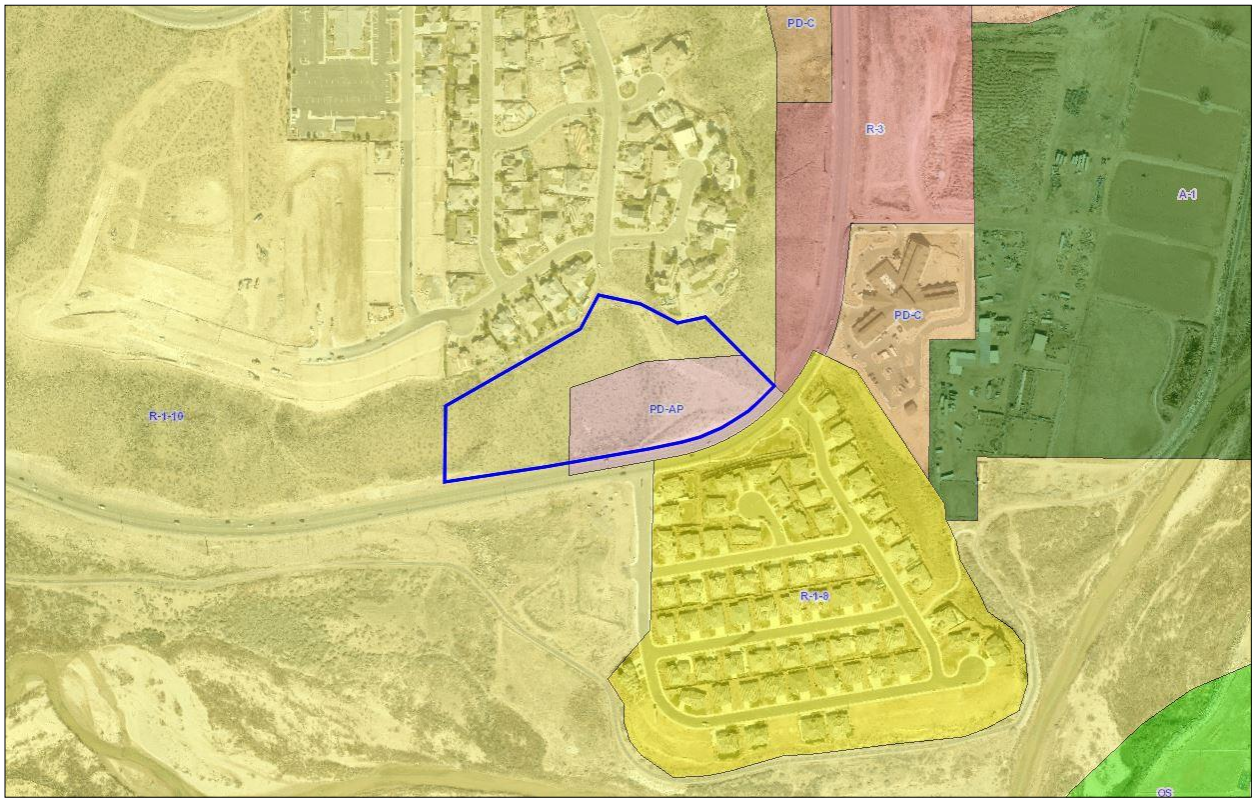
Thank you for working with us to get this project moving forward.

Jeff J. Mathis
Architect
MRW Design Associates

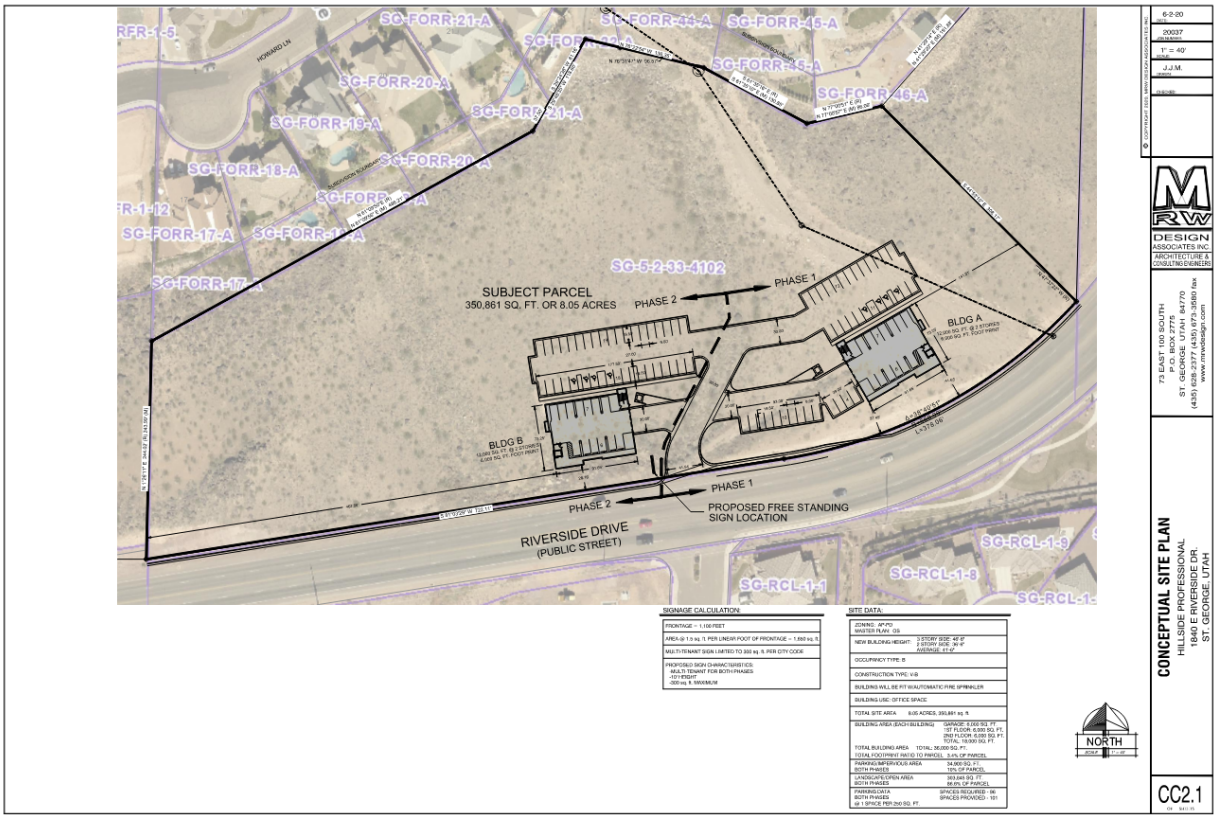
Vicinity Map

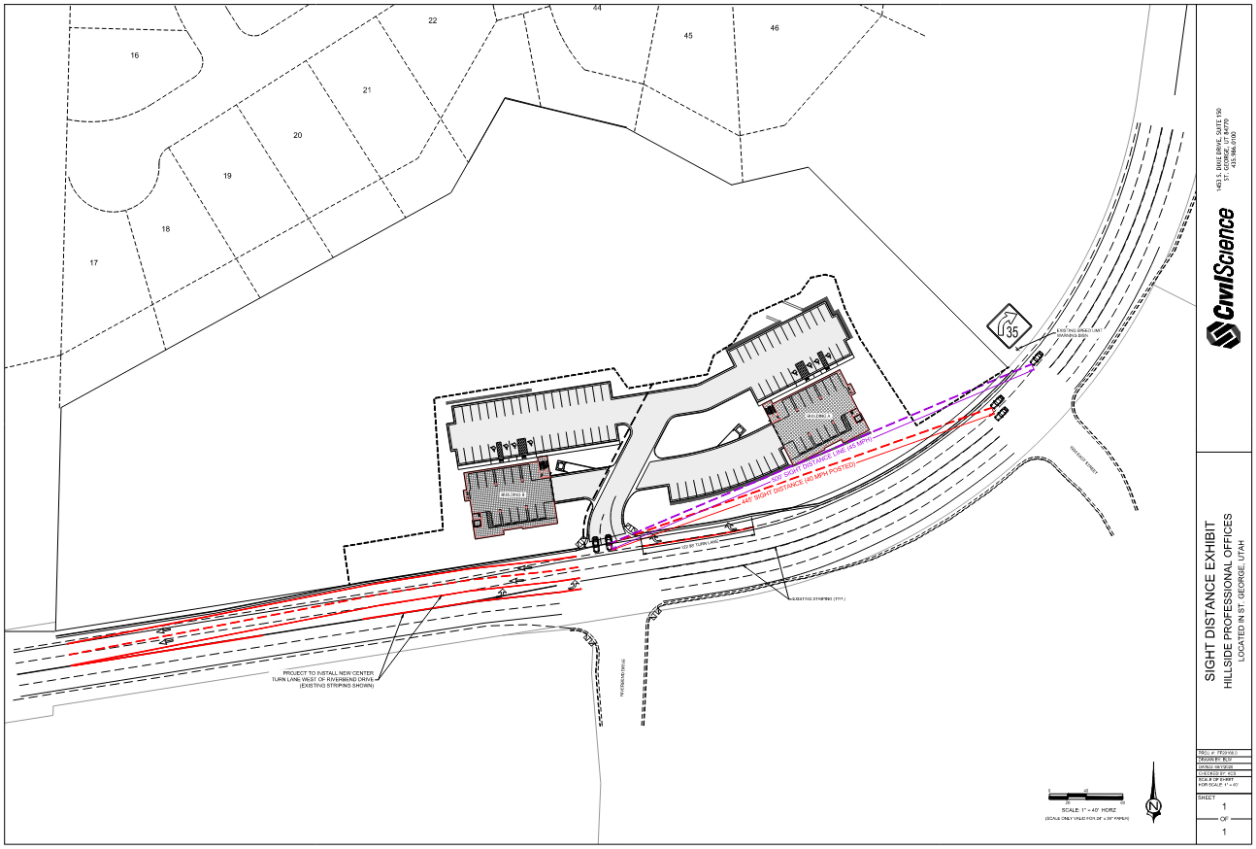


Zoning Map



Proposed Site Plan





Landscaping Plan

Elevations

FRONT ELEVATION
Scale: 1/8" : 1'-0"
LEFT ELEVATION
Scale: 1/8" : 1'-0"
RIGHT ELEVATION
Scale: 1/8" : 1'-0"
REAR ELEVATION
Scale: 1/8" : 1'-0"
144'-8" TOP PARAPET
125'-8" 3rd F.F.E.
110'-8" MAIN F.F.E.
100'-0" BASEMENT F.F.E.
EXTERIOR MATERIALS KEY
1 STUCCO, MEDIUM GREY
2 STUCCO, LIGHT GREY
3 MANUFACTURED STONE VENEER, CORONADO STONE PRO LEDGE WHITE
4 ACM PANELS, ALUMINUM COLOR
5 PAINTED BLACK METAL ACCENTS & PARAPET DETAILS
06/22/20
1/8"=1'
ARCHITECTURE & CONSULTING ENGINEERS
251 W. HILTON DR # 202
P.O. BOX 2778
ST. GEORGE, UTAH 84770
(435) 628-2377 (435) 673-3580 fax
www.mrwdesign.com
COLORED EXTERIOR ELEVATIONS
NEW OFFICE BUILDINGS
HILLSIDE PROFESSIONAL
ST. GEORGE CITY, UTAH

Renderings

Hillside Professional Offices

Hillside Professional Offices

Materials

4 – ACM PANELS, ALUMA-KOR FLASH SILVER
MRW
DESIGN
ASSOCIATES INC.
ARCHITECTURE +
CONSULTING ENGINEERS
HILLSIDE
PROFESSIONAL
OFFICES
5 – PAINTED BLACK METAL ACCENTS
1 – STUCCO, MEDIUM GREY
CITY SCAPE
2 – STUCCO, LIGHT GREY
MORNING MIST
3 – MANUFACTURED STONE VENEER, CORONADO STONE PRO-LEDGE WHITE

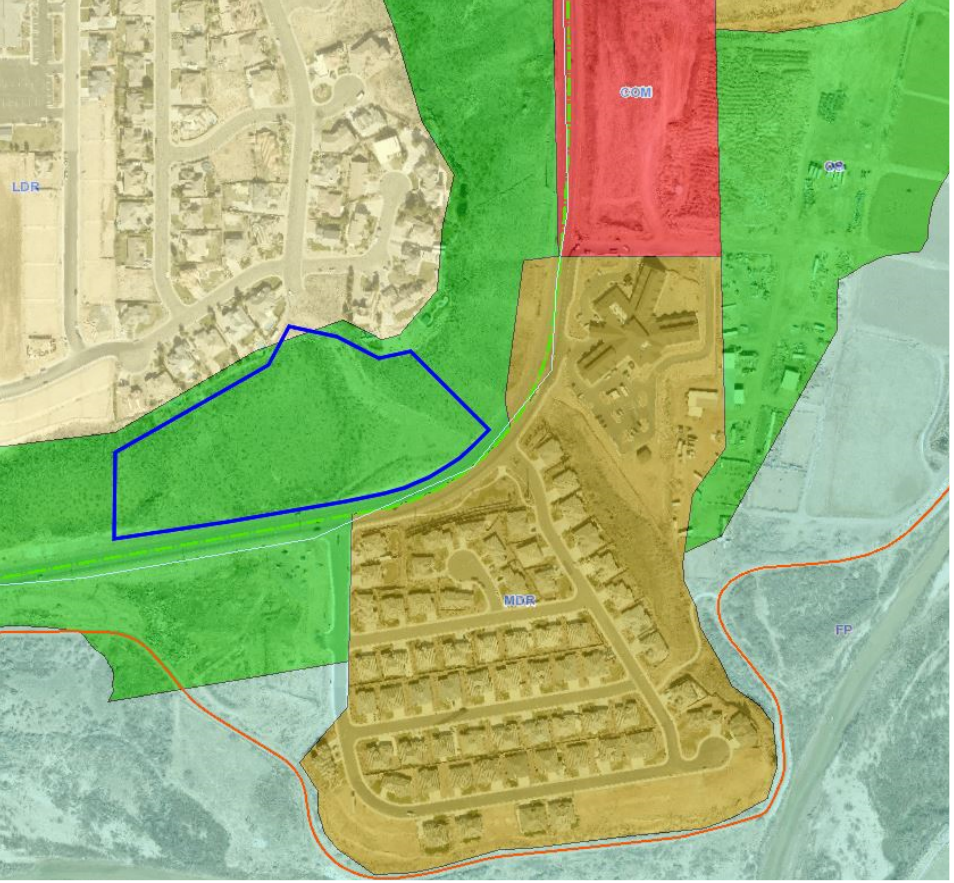
PowerPoint Presentation

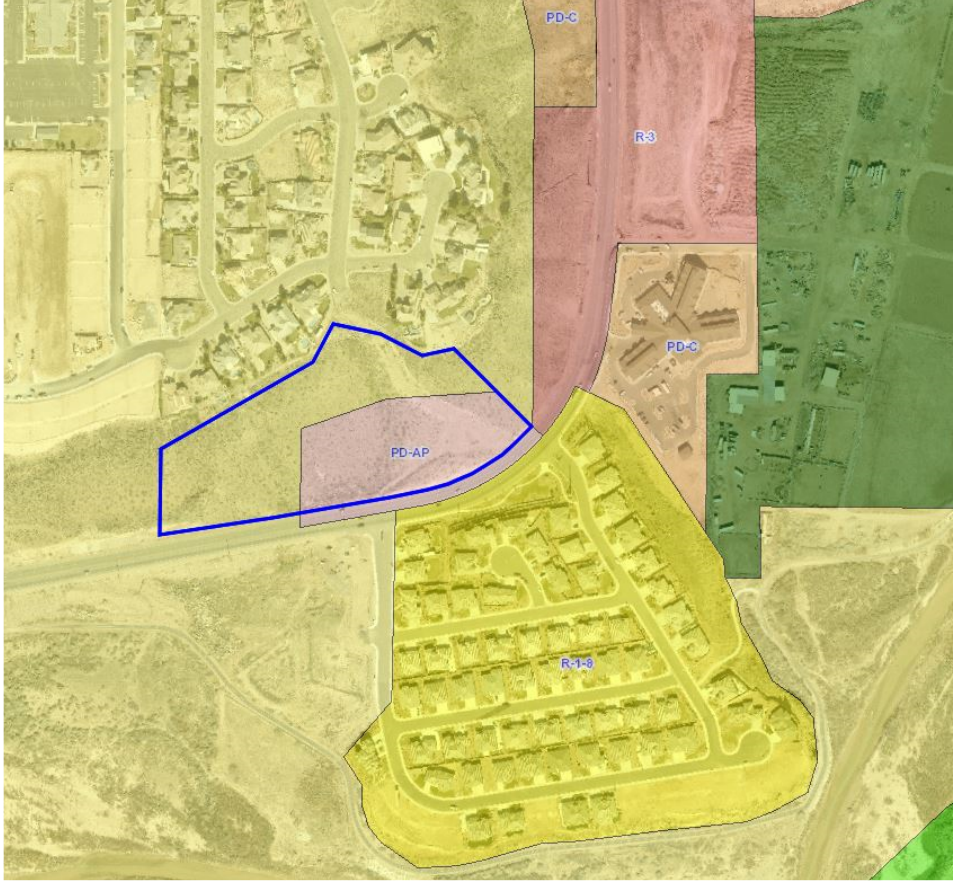
Hillside Professional Office Zone Change Amendment

2020-ZCA-023

PIONEER HEIGHTS RD
HIGH MESA CIR
1740 E ST
GOLDA AVE
970 S ST
970 S CIR
JOE CIR
HOWARD LN
HOWARD LN
HOWARD LN
RIVERSIDE DR
RIVERSIDE DR
RIVERSIDE DR
JUDY LN
1890 E CIR
1930 E ST
1180 S ST

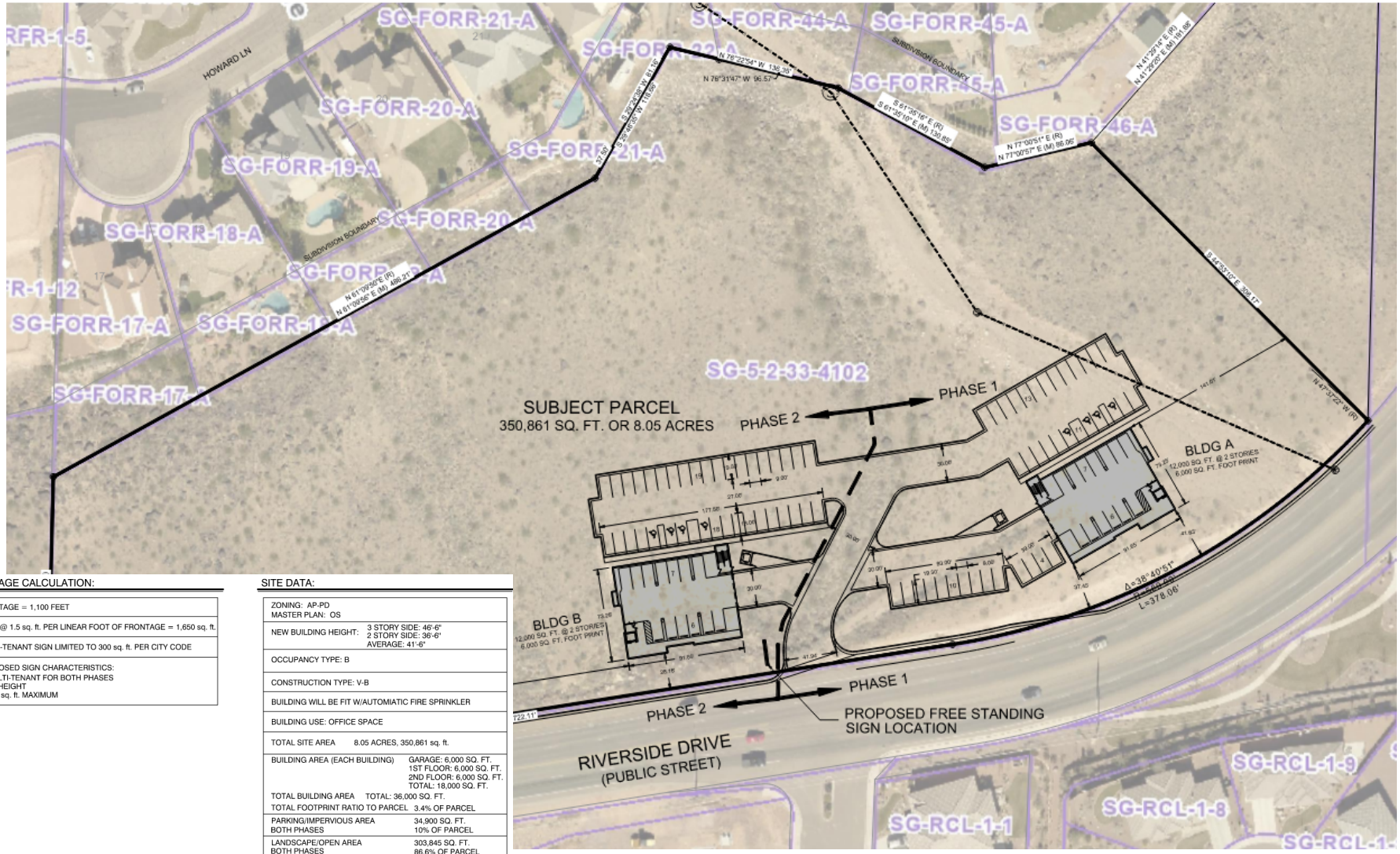
Aerial Map





General Plan & Zoning Maps

Site Plan



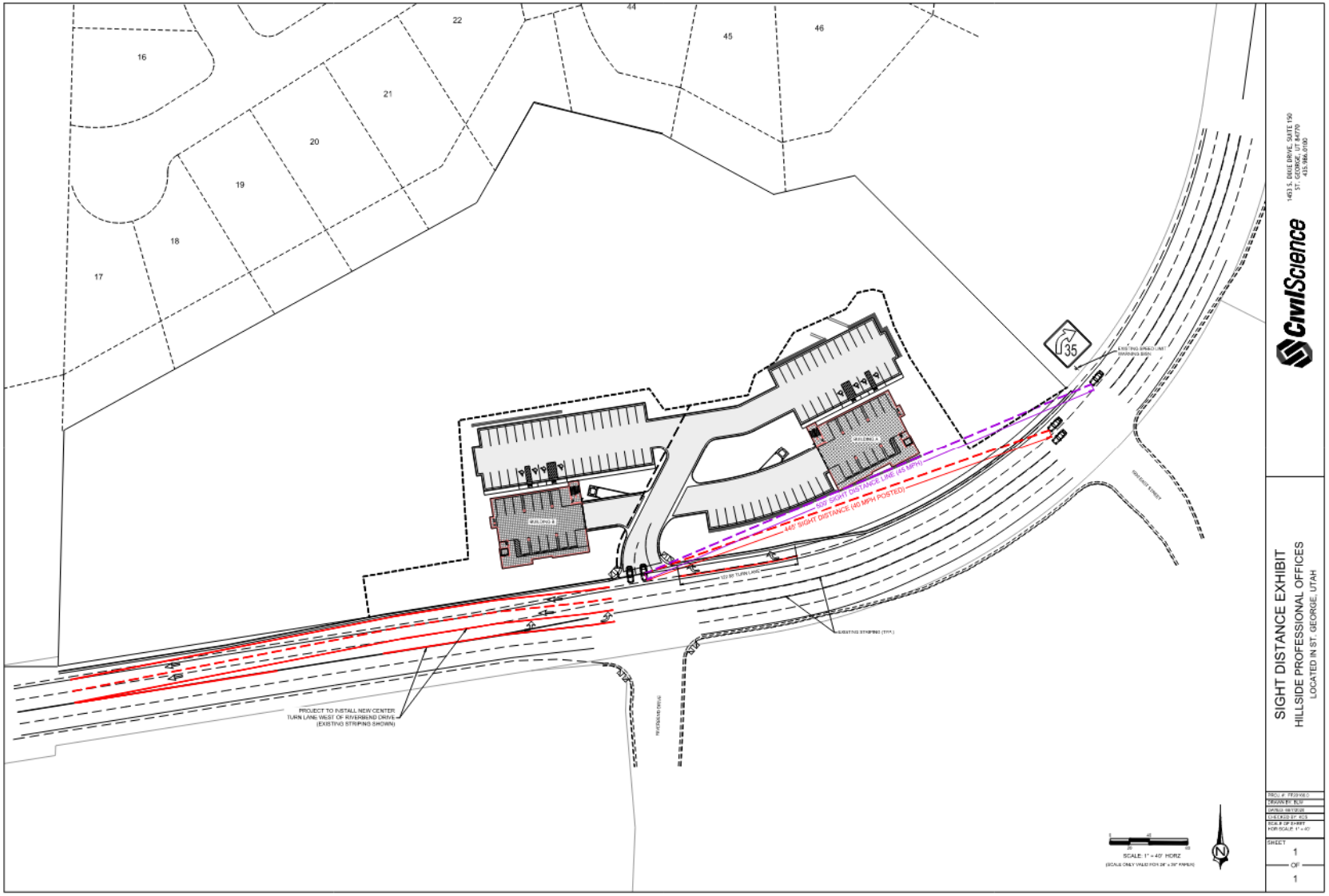
SIGNAGE CALCULATION:

FRONTAGE = 1,100 FEET
AREA @ 1.5 sq. ft. PER LINEAR FOOT OF FRONTAGE = 1,650 sq. ft.
MULTI-TENANT SIGN LIMITED TO 300 sq. ft. PER CITY CODE
PROPOSED SIGN CHARACTERISTICS: -MULTI-TENANT FOR BOTH PHASES -10' HEIGHT -300 sq. ft. MAXIMUM

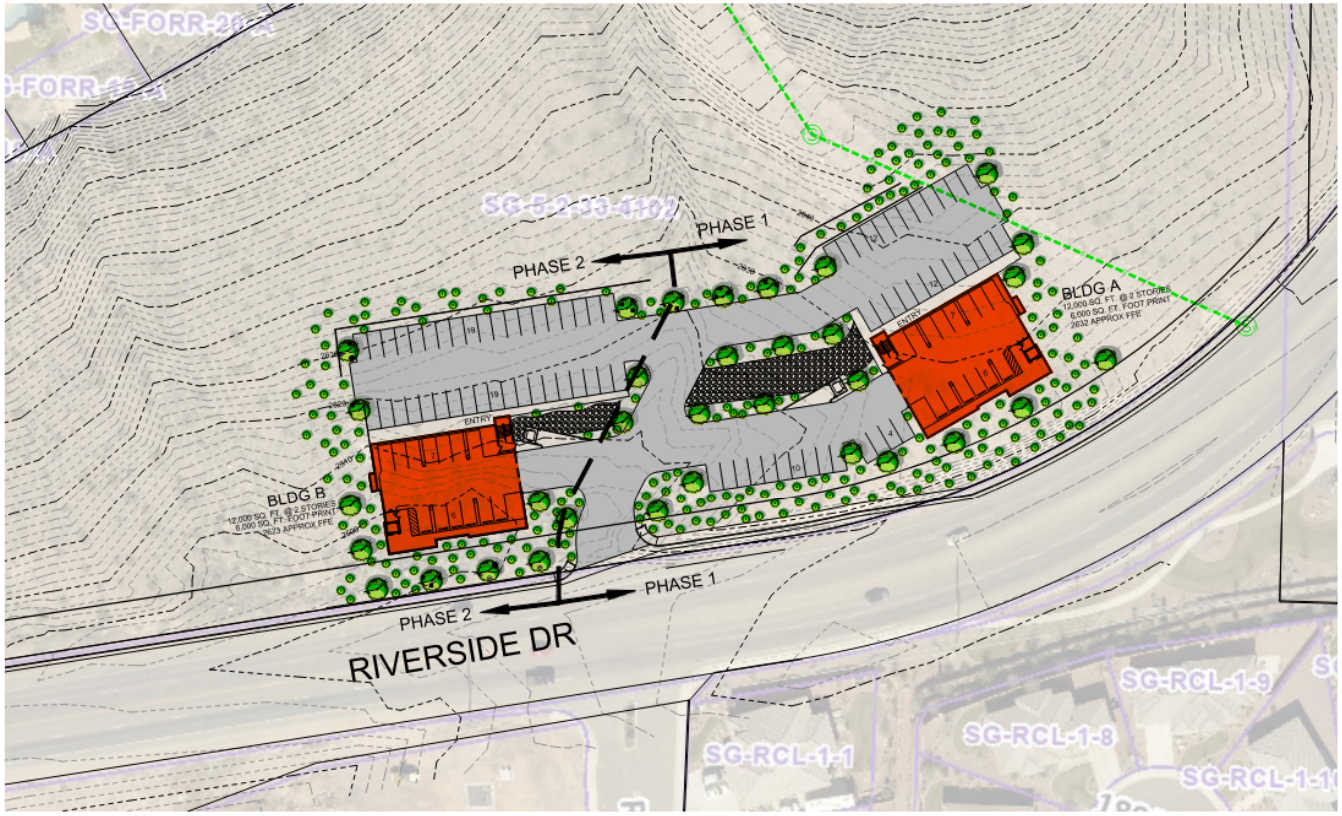
SITE DATA:

ZONING: AP-PD MASTER PLAN: OS	
NEW BUILDING HEIGHT:	3 STORY SIDE: 46'-6" 2 STORY SIDE: 36'-6" AVERAGE: 41'-6"
OCCUPANCY TYPE: B	
CONSTRUCTION TYPE: V-B	
BUILDING WILL BE FIT W/AUTOMIATIC FIRE SPRINKLER	
BUILDING USE: OFFICE SPACE	
TOTAL SITE AREA	8.05 ACRES, 350,861 sq. ft.
BUILDING AREA (EACH BUILDING)	GARAGE: 6,000 SQ. FT. 1ST FLOOR: 6,000 SQ. FT. 2ND FLOOR: 6,000 SQ. FT. TOTAL: 18,000 SQ. FT.
TOTAL BUILDING AREA	TOTAL: 36,000 SQ. FT.
TOTAL FOOTPRINT RATIO TO PARCEL	3.4% OF PARCEL
PARKING/IMPERVIOUS AREA BOTH PHASES	34,900 SQ. FT. 10% OF PARCEL
LANDSCAPE/OPEN AREA BOTH PHASES	303,845 SQ. FT. 86.6% OF PARCEL
PARKING DATA BOTH PHASES @ 1 SPACE PER 250 SQ. FT.	SPACES REQUIRED - 96 SPACES PROVIDED - 101

Site Plan


16
17
18
19
20
21
22
44
45
46
35
EXISTING SPRAD UNIT PARKING BSIN
BUILDING A
BUILDING B
PARKING
PARKING
107' SIGHT DISTANCE LINE (55 MPH)
445' SIGHT DISTANCE (45 MPH POSTED)
127.50' TURN LANE
EXISTING STRIPING (TYP.)
PROJECT TO INSTALL NEW CENTER TURN LANE WEST OF RIVERBEND DRIVE (EXISTING STRIPING SHOWN)
RIVERBEND DRIVE
SCALE: 1" = 40' HORIZ
(SCALE ONLY VALID FOR 24" x 36" PAPER)
N
CivilScience
1453 S. DIXIE DRIVE, SUITE 150
ST. GEORGE, UT 84770
435.986.0100
SIGHT DISTANCE EXHIBIT
HILLSIDE PROFESSIONAL OFFICES
LOCATED IN ST. GEORGE, UTAH
PROJ # 7939-00.01
DRAWN BY: BLW
DATE: 08/12/20
CHECKED BY: JCS
SCALE OF EXHIBIT
FOR SCALE: 1" = 40'
SHEET
1
OF
1

Landscaping



LEGEND:

- ASPHALT PAVING AREA
- NEW LANDSCAPING ROCK, ROCK LINED STEEP SLOPE
- CONCRETE AREA
- NEW BUILDING AREA
- NEW LANDSCAPING ROCK GROUND COVER
- NEW LANDSCAPING TREE, VARIETY TO BE DETERMINED BASED ON LOCAL CONDITIONS
- NEW LANDSCAPING SHRUBBERY, VARIETY TO BE DETERMINED BASED ON LOCAL CONDITIONS

6-2-20
DATE
20037
JOB NUMBER
1" = 30'
SCALE
J.J.M.
DRAWN
CHECKED:

© COPYRIGHT 2020 MRW DESIGN ASSOCIATES INC.

MRW
DESIGN ASSOCIATES INC.
ARCHITECTURE & CONSULTING ENGINEERS

73 EAST 100 SOUTH
P.O. BOX 2775
ST. GEORGE UTAH 84770
(435) 628-2377 (435) 673-3580 fax
www.mrwdesign.com

CONCEPTUAL LANDSCAPE PLAN
HILLSIDE PROFESSIONAL
1840 E RIVERSIDE DR.
ST. GEORGE, UTAH

CC2.2
OF SHEETS

Elevations

144'-0"
TOP PARAPET
125'-3"
2nd F.F.E.
110'-9"
MAIN F.F.E.
100'-0"
BASEMENT F.F.E.
FRONT ELEVATION
Scale: 1/8" : 1'-0"
LEFT ELEVATION
Scale: 1/8" : 1'-0"
RIGHT ELEVATION
Scale: 1/8" : 1'-0"
REAR ELEVATION
Scale: 1/8" : 1'-0"
EXTERIOR MATERIALS KEY
1 STUCCO, MEDIUM GREY
2 STUCCO, LIGHT GREY
3 MANUFACTURED STONE VENEER, CORONADO STONE PRO-LEDGE WHITE
4 ACM PANELS, ALUMINUM COLOR
5 PAINTED BLACK METAL ACCENTS & PARAPET DETAILS
06/22/20
DATE:
JOB NUMBER:
1/8"=1'
SCALE:
DRAWN:
CHECKED:
© COPYRIGHT 2017, MRW DESIGN ASSOCIATES INC.
MRW DESIGN ASSOCIATES INC.
ARCHITECTURE & CONSULTING ENGINEERS
251 W. HILTON DR # 202
P.O. BOX 2775
ST. GEORGE, UTAH 84770
(435) 628-2377 (435) 673-3580 fax
www.mrwdesign.com
COLORED EXTERIOR ELEVATIONS
NEW OFFICE BUILDINGS
HILLSIDE PROFESSIONAL
ST. GEORGE CITY, UTAH

Renderings (North Side)

MRW DESIGN ASSOCIATES INC.

Hillside Professional Offices

Renderings

MRW DESIGN ASSOCIATES INC.

Hillside Professional Offices

Letters from Neighbors

St.George
THE BRIGHTER SIDE

Genna Goodwin <genna.goodwin@sgcity.org>

Hillside Professional Project

1 message

Dennis Brown [redacted]> Fri, Aug 21, 2020 at 8:35 PM
To: "genna.singh@sgcity.org" <genna.singh@sgcity.org>

I watched the city agenda meeng 8/20/20 via z oom yesterday as I was interested in the Hillside Professional building project. I live in the Riverside Cliffs subdivision and I am concerned about your possible approval of this project. I'm perplexed that we weren't allowed any public comment during the meeng. W e sent le ers and emails about this and they were not acknowledged.

However, Mayor Pike suggested during the meeng tha t they (the applicant) put in a light to protect the safety of the people turning into and leaving this project not to menon w e residents living in the subdivision. Also, it was said that there aren't any other projects to the west on Riverside Dr. and that's incorrect. There is a new residenal pr oject on the north side going in next to the Garden Town Homes which will create more traffic on Riverside Dr.

Mayor Pike said that the city would need a light at some point in the near future at the driveway into the Hillside project. The applicant said they would only pay 30% however, a council member said they should pay 100%. My point being, Mayor Pike is correct; a light is only needed as a result of the Hillside project. Therefore, the cost should be borne by the applicant rather than the city.

This is not a good project across from our community as the Hillside project plan calls for over 100 parking stalls. This to my mind means a lot of traffic in this area. We in Riverside Cliffs already have a tough me entering and exing our neighborhood with a blind cur ve and fast-moving traffic on Riverside Road. If this project goes in, the only way we would be safe is with a light and the applicant should pay for it not the city.

Thank you,
Dennis & Shirley Brown
Riverside Cliffs

St.George
THE BRIGHTER SIDE

Daniel Boles <daniel.boles@sgcity.org>

Fwd: Proposed development on E Riverside Dr. across from Riverside Cliffs.

1 message

Brenda Hatch <brenda.hatch@sgcity.org> Thu, Aug 27, 2020 at 10:19 AM
To: Daniel Boles <daniel.boles@sgcity.org>

---------- Forwarded message ----------
From: **Dan Dierken** [redacted]
Date: Wednesday, August 26, 2020
Subject: Proposed development on E Riverside Dr. across from Riverside Cliffs.
To: "planningcommission@sgcity.org" <planningcommission@sgcity.org>

8/26/2020

Dear St George Planning Commission

My wife and I just learned about the commercial development on the North side of East Riverside Drive across from the Riverside Cliffs neighbor, where we own a home. The two entrances/exits to and from Riverside Cliffs on E. Riverside Dr., are S. 1930 E. St. and Riverbend Dr. and are directly opposite this proposed commercial development.

Our concern with this development is the unsafe access when leaving and entering the Riverside Cliffs neighborhood. Left turns entering Riverside Cliffs from E. Riverside Dr. and left turns leaving the Riverside Cliffs neighborhood are already challenging with the blind corner, greater traffic volume and vehicle speeds on E. Riverside Dr.

For our safety, left turn lanes at both entrance's into Riverside Cliffs are necessary and some form of traffic control signal at one or both roads are needed for safely leaving Riverside Cliffs when going West on E. Riverside Dr.

An unfortunate outcome of the growth of our city is that both the intersections of River Rd and E. Riverside Drive and the intersections of E. Riverbend Dr and Mall Drive have seen a spike in the number of traffic accidents. Adding another commercial development along E. Riverside Dr. will most likely exacerbate traffic issues along this corridor.

For the reasons stated above and for everyone's safety, we would sincerely appreciate a thorough study of the traffic challenges that any development would create without the necessary traffic safety measures identified and implemented before any development proceeds in that location.

Thank you for your assistance.

Dan and Susan Dierken

[redacted]

St.George
THE BRIGHTER SIDE

Daniel Boles <daniel.boles@sgcity.org>

Fwd: Propose Professional Buildings on Riverside Drive across from Riverside Cliffs Subdivision projected to be on Sep 8, 2020 Planning Commission Agenda.

1 message

Brenda Hatch <brenda.hatch@sgcity.org> Thu, Aug 27, 2020 at 10:20 AM
To: Daniel Boles <daniel.boles@sgcity.org>

---------- Forwarded message ----------
From: **Brent Figgins** [redacted]
Date: Thursday, August 27, 2020
Subject: Propose Professional Buildings on Riverside Drive across from Riverside Cliffs Subdivision projected to be on Sep 8, 2020 Planning Commission Agenda.
To: "St. George Planning Commission" <planningcommission@sgcity.org>, Brent Figgins [redacted]

Propose Professional Buildings on Riverside Drive across from Riverside Cliffs Subdivision projected to be on Sep 8, 2020 Planning Commission Agenda.

I was present on the ZOOM meeting where this proposal was originally presented to the Planning Commission on 28 Jul, 2020. I was happy that at least two of the commission members addressed some safety issues on the impact of this development on our subdivision. I was also concerned that no recommendations were made to address those issues.

I would like to address several issues I believe should be discussed.

First, this is a perfect example of spot zoning. This property lies directly between two residential areas, and two properties owned by St George City, the City owns these properties because they can not be developed due to the steep slope.

Second, the development will require at least two variances, one for exceeding the building height limits, and one for impacting the slope limits. The developer says that the slope impact to the east was made by the installation of a sewer line, but some research has shown that it was not the sewer line that impacted this area, but a road made by the early settlers to access their cattle on Forecaster Ridge. This road aligns with one behind the hospital on the other side of the ridge. There are still logs on top where the settlers tied their horses. This already existing road is where the sewer line was installed. The slope to the west is zero impact and is being exceeded by 2 percent.

Both of these variances could be eliminated if the development was amended to two 2 story buildings. This would eliminate the height problem, and the reduced square footage eliminates some additional parking which impacts the slope issue. The property could still be used for the intent of the zoning criteria.

Third, regardless of variances or no variances, the major concern is for safe access to and from this development and our subdivision. The amount of traffic on Riverside Drive is only going to increase over time.

The speed along this section is far above the posted 40 MPH. Note, this is why the developer needed to go back and do an additional sight survey to address an increase in the speed requirement, which is the reason that this project is back in front of the Planning Commission.

In addition there is a proposed city park planned on the south side or Riverside Drive just east of this project. Access to this park will be Riverbend Drive which is directly across the street from the development. This will add to the impact to this intersection.

During the City Council meeting the Mayors first comment on this issue was that there needed to be a light, and it would be at the expense of the developer. The developer was only willing to pay 30 percent so this is why the issue is back to you to find a way to get around installing a traffic light.

We propose that a traffic light be recommended, at the expense of the developer, at this intersection. This will provide for safe access and exit from both the new development, and our subdivision. In addition it will provide for some reduction of the speeds that are currently impacting this section of road.

I would appreciate your consideration of this request. Brent Figgins

Many men go fishing all of their lives without knowing
that it is not fish they are after. Henry David Thoreau **Brent Figgins**

--

Brenda Hatch

Development Services Office Supervisor | Development Services

Office: (435) 627-4006

St.George
THE BRIGHTER SIDE

St.George
THE BRIGHTER SIDE

Daniel Boles <daniel.boles@sgcity.org>

Fwd: Stop Light at Riverbend & Riverside Dr.

1 message

Brenda Hatch <brenda.hatch@sgcity.org> Mon, Aug 31, 2020 at 7:58 AM
To: Daniel Boles <daniel.boles@sgcity.org>

---------- Forwarded message ---------
From: **'Larry Frederickson' via PlanningCommission** <planningcommission@sgcity.org>
Date: Sun, Aug 30, 2020 at 4:54 PM
Subject: Stop Light at Riverbend & Riverside Dr.
To: Jon.Pike@sgcity.org <Jon.Pike@sgcity.org>, Jimmie.Huges@sgcity.org <Jimmie.Huges@sgcity.org>, Michele.Randall@sgcity.org <Michele.Randall@sgcity.org>, Bryan.Smathurst@sgcity.org <Bryan.Smathurst@sgcity.org>, Danniell.Larkin@sgcity.org <Danniell.Larkin@sgcity.org>, Gregg.McArthur@sgcity.org <Gregg.McArthur@sgcity.org>, planningcommission@sgcity.org <planningcommission@sgcity.org>

To the city Council & Planning Commission,

Thank you for your time. We live in Riverside Cliffs 1922 E 1180 S Lot 21. We have been here for five years. We are watching the city of St. George grow.

We are worried about the additional traffic if The Hillside Professional Buildings are built. There are planned for 101 parking spaces. 96 will be required. Those numbers are required because over time it has been shown that buildings of that size will need that much parking. If there is traffic leaving and entering the buildings, with the traffic on Riverside Dr., will we be able to safely pull out of Riverbend and turn left. Or traveling west on Riverside Dr. and turn left into Riverbend with traffic turning into or leaving the Hillside Professional Buildings.
Traffic has increased along Riverside Dr. during the time we have been here. When we moved in Lin's, Smith's, Dinosaur Crossing wasn't there. The speed limit is 40, but my guess is the traffic is moving closer to 50. When cars are traveling on East Riverside Drive..

We feel the developer should pay for a stop light. As the town of St. George grows and more traffic is on Riverside Drive. It will be almost impossible to leave Riverside Cliffs, or Hillside Professional Buildings from 8AM-10AM and 4PM-6PM. If the light isn't installed who should we send the hospital bills to when somebody runs into us. Why should the Ciiy of St. George pay 2/3 of the cost of the light. (The builder has offered to pay 1/3 of the cost of the light) So they see the need for the stoplight.

Thank You for your consideration,
Larry & Gail Frederickson

--

Brenda Hatch

Development Services Office Supervisor | Development Services

Office: (435) 627-4006

St.George
THE BRIGHTER SIDE

Daniel Boles <daniel.boles@sgcity.org>

Fwd: Hillside Professional Offices

1 message

Brenda Hatch <brenda.hatch@sgcity.org> Mon, Aug 31, 2020 at 7:58 AM
To: Daniel Boles <daniel.boles@sgcity.org>

---------- Forwarded message ---------
From: **Thom Heller**[redacted]
Date: Sun, Aug 30, 2020 at 7:13 PM
Subject: Fwd: Hillside Professional Offices
To: <planningcommission@sgcity.org>

We are residents of the Riverside Cliffs Single Family Development and are appreciative of the Planning Commission and City Council review of the Hillside Professional Offices project. We are not against the project, but feel that there are some mitigation measures that can be incorporated into the design that would not make the project obtrusive and potentially dangerous in the proposed location.

The project consists of two three story structures with associated parking, some limited understructure and the rest surface parking. The setting of the project is at the runout of a moderately sloped hillside with limited vegetation and many exposed rock outcrops. The project appears to be requesting approximately 100 parking spaces and an undetermined number of office spaces, with no office use type identified.

The proposed access road for the project sits on the inside of a curve on Riverside Road which has seen a significant increase in vehicular traffic recently and speeds exceeding the posted 40 miles per hour. While sight distance is limited on our subdivision side when attempting to make a turn towards the west, the project is going to have significantly less sight distance.

The following are our concerns as the project is currently proposed:

- We are not against the zoning change as such, though we are surprised that the city is considering such a project at the foot of the hillside. We are assuming that the project will excavate into the hillside for the understructure parking and that the three story structures will be above grade on the front (south side) with a portion of the back (north side) of the structures built into the hillside. If allowed to have the back portions (north side) of the first floor above grade, then the structures are going to be very tall, thus exceeding the height restrictions for the zone.

- We would be concerned that the night lighting shall be contained to the project parcel for exterior building lights and/or surface parking lots and not allowed to shed off site. This includes security lighting during construction.

- The project should be required to provide their exit directly across from the Riverside Cliffs subdivision's west entrance and a traffic light provided for by the proponent during phase 1. An acceleration lane for west bound traffic coming from the project is a valid request as well, but not as important as the light. The placement of the project's access road in proximity to the Riverside Road curve will impact westward travelling vehicles, especially with the current amount of use and speed and some sight distance improvements should be anticipated in conjunction with the installation of a traffic light. Under no circumstances should they be allowed to align an access road where it is not directly across from the west entrance onto Riverside Cliffs (the diagram appears to align their access road directly across from the west entrance) or be allowed to not install a traffic light.

- Due to the predominant wind currents in the area, there should be strong wording in any construction permit that dust mitigation shall be strictly enforced at all times during construction, including non-working periods of holidays and weekends as needed.

Thank you for your consideration of this important matter.

Respectfully, Mary and Thom Heller

[redacted]

--

Brenda Hatch

Development Services Office Supervisor | Development Services

Office: (435) 627-4006

St.George
THE BRIGHTER SIDE

St.George
THE BRIGHTER SIDE

Daniel Boles <daniel.boles@sgcity.org>

Fwd: Proposed Riverside Professional Office Building

1 message

J RANDALL STAPLES [redacted] Thu, Aug 27, 2020 at 4:30 PM
To: "dan.boles@sgcity.org" <dan.boles@sgcity.org>

Sent from my iPhone

Begin forwarded message:

From: [redacted]
Date: August 27, 2020 at 12:02:07 AM MDT
To: "St. George Planning Commission" <planningcommission@sgcity.org>
Subject: Proposed Riverside Professional Office Building

To the Planning Commission,

We live in the Riverside Cliffs subdivision across Riverside Drive from the proposed development. We attended via zoom the last City Council meeting where the project was discussed. We are grateful that the project was tabled. We were very disappointed that there was absolutely no comment, discussion or feedback regarding the concerns of our community. This development will have a material adverse traffic impact on our community. We agree that the sight lines need to be improved. However, without a light, a dangerous situation will be created. At the present time, a left turn to go west is dangerous. With unrestricted access from the Professional Center also onto Riverside Drive, an even greater danger will be created. What happens where someone going East on Riverside Drive wishes to turn left into the Professional center and at the same time, someone from the neighborhood wishes to make a left turn and go West on Riverside Drive?? Who gets the chicken lane with traffic going 50 miles per hour in both directions? (Will there even be a chicken lane?)
We see there has been a new 3 way light installed at Morningside and Riverside Drive. That light helps control the speed and allows easier assess to Riverside from the new Medical Complex just west of the light. With a light stopping westbound traffic, it provides for safer access onto eastbound Riverside Drive out from the Medical Building. Traffic flow interruption needs to be provided for the same reason: to provide safe access onto Riverside Drive for the Riverside Cliffs residents.
We know that the traffic volume will continue to grow every year on Riverside and that speed is a real concern as well. The planning commission should receive input during your review. We hope that the Planning Commission will examine this project to require a light for not only our safety, but the patrons that will use the services in the Professional Office Building.

Respectfully submitted,

Randy & Gloria Staples
[redacted]

St.George
THE BRIGHTER SIDE

Daniel Boles <daniel.boles@sgcity.org>

Riverside commericial building

1 message

[redacted]

Wed, Sep 2, 2020 at 11:12 AM

Reply-To: [redacted]
To: "dan.boles@sgcity.org" <dan.boles@sgcity.org>

Dan

My name is Carl Waldvogel. I live in the Riverside Cliffs subdivision which is just south of the 2 commercial buildings being proposed on Riverside Dr. . I am also the homeowners association president here. Several of the residents have expressed concern about the proposed development for many different reasons . I have appreciated some of them and dismissed many of them as not having any real merit or sound basis.

The one major concern that I have along with several others in our subdivision is the intersection that would be created with our west entrance / exit from our subdivision on Riverbend Dr. and the parking entrance / exit of the commercial buildings getting on to Riverside Dr. . The formaster ridge creates a bend in Riverside Dr. just to the east of that point and would create a blind driveway for the commercial buildings. From our south side of that point on Riverbend Dr, it is a challenge to safely get on to Riverside because of the lack of visibility to the east. There is only a couple hundred feet of visibility to the east from our side of Riverside. Many of the residents prefer to go to the east entrance of the subdivision so they have more visibility there. The visibility from the north side of Riverside Dr, at that point if far less than from our south side view.

Without a stop light being included with the development you will be creating a serious accident waiting to happen. After that occurs the city will then have to put the light in at their cost. If you make the light a condition of approval for the development to continue I think you would be much wiser and probably eliminate the major concern that the residents here in Riverside Cliffs have.

Thank you for addressing our concerns and we do appreciate all you do in the city.

Thanks again
Carl Waldvogel
[redacted]

St.George
THE BRIGHTER SIDE

Daniel Boles <daniel.boles@sgcity.org>

Fwd: Riverside Dr. commericial building

1 message

Brenda Hatch <brenda.hatch@sgcity.org> Thu, Aug 27, 2020 at 10:19 AM
To: Daniel Boles <daniel.boles@sgcity.org>

---------- Forwarded message ----------
From: **carlwald via PlanningCommission** <planningcommission@sgcity.org>
Date: Wednesday, August 26, 2020
Subject: Riverside Dr. commericial building
To: "planningcommission@sgcity.org" <planningcommission@sgcity.org>

Hello

My name is Carl Waldvogel. I am the homeowners association president of the Riverside Cliffs subdivision. We have 76 single homes in our subdivision which is directly south of the two commercial buildings being proposed for Riverside Drive. Our west entrance is Riverbend Drive which is the place that the two buildings will have their entrance and exit onto Riverside Dr.. The concern that we have is, at that spot on Riverside Dr. the road has very poor visibility to the east. From our south side of the road you are able to see traffic for only a couple hundred feet to the east because of the way the roadway curves around the Formaster ridge. Many of the residents here go to the east entrance of our subdivision just so they don't have to deal with the lack of visibility at that west intersection.

From the north side of Riverside where the new buildings are proposed you would have a virtual blind driveway. Cars coming out of the parking lot for the buildings would not have sufficient visibility to make a safe entrance to the roadway. Cars traveling west on Riverside would come around that curve and have a car almost not moving yet in front of them with insufficient space to slow down and brake safely. Without correct attention that intersection would be a serious accident waiting to happen.

The proposal for a stoplight at the future intersection would be better , however, it would need to be designed correctly to give visibility for drivers on Riverside Dr, going west bound to have proper warning of the light around the bend of the road.

We would hope that the stoplight would become a necessary part of that proposed development.

Thank you for your consideration
Carl Waldvogel

--

Brenda Hatch

Development Services Office Supervisor | Development Services

Office: (435) 627-4006

NOTICE OF MEETING
PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

PRESENT: Chairman Nathan Fisher
Commissioner David Brager
Commissioner Natalie Larsen
Commissioner Emily Andrus
Commissioner Vardell Curtis
Commissioner Roger Nelson

CITY STAFF: Assistant Public Works Director Wes Jenkins
Community Development Director John Willis
Assistant City Attorney Victoria Hales
Planner III Dan Boles
Planner II Genna Goodwin
Development Office Supervisor Brenda Hatch

EXCUSED: Commissioner Ray Draper

CALL TO ORDER/FLAG SALUTE

Commissioner Fisher called the meeting to order at 5:05 pm.
Commissioner Brager led the led the flag salute.

1. **Zoning Change Amendment (ZCA)** *(Public Hearing)*

Consider a Zone Change Amendment for the Desert Color Residential Planned Development Auburn Hills Phase 18. Desert Color is generally located east of I-15 and south of Southern Parkway and west of Desert Color Parkway. The current zone is PD-R-TNZ-NG (Planned Development Residential, Traditional Neighborhood Zone – Neighborhood General) Case No. 2020-ZCA-028 (Staff – Dan Boles)

Dan Boles presented the following:

Dan Boles – This is the next phase of the Desert Color project. It is 4.96 acres, it is all zoned PD-R they are proposing 80 units. Visionary Homes will be building this phase. Each building is a 10-plex. They are meeting their required parking. They are meeting their civic space requirement as well. There are garages on the bottom floor then 2 floors of living space above that. We are recommending approval.

Victoria Hales – Is there a proximity requirement for the guest parking? And are they meeting it?

Dan Boles – I will have to look.

Chair Fisher – The materials board looked like there were a lot of grays and blacks, the renderings look like there were more colors.

Dan Boles – The applicant is here, and he can address that.

Adam Allen – The DRC decided they only wanted to use one color option, they wanted them to stick with the grays, black and silver and they will arrange them in different ways. The other townhomes out there are in the grays and blacks, I have seen some of the other colors on single family homes.

Dan Boles – I can speak to Victoria's question now. There is a proximity requirement for guest parking if they are counting on street parking, they are not. The just need to be on site and they are.

Chair Fisher opened the public hearing.

Chair Fisher closed the public hearing.

Victoria Hales – Let the minutes reflect that all public comments have been heard or have had the opportunity to be heard. Comments were taken by many methods: in ZOOM using the "reaction" icon of clapping or thumbs up or the chat feature, and by phone participation, and by in person participation. All methods have been monitored by city staff. The Public Hearing was opened and closed only after everyone had the opportunity to make public comment.

MOTION: Commissioner Curtis made a motion to recommend item 1 Auburn Hills Phase 18 all units will meet the required parking whether on street or on site.
SECOND: Commissioner Nelson
ROLL CALL VOTE:
AYES (6)
Chairman Nathan Fisher
Commissioner David Brager
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Vardell Curtis
Commissioner Roger Nelson
NAYS (0)
Motion Carries unanimous recommend approval

2. **PRELIMINARY PLATS**

A. Consider a preliminary plat for an eighty (80) lot residential subdivision for Auburn Hills Phase 18 at Desert Color. The site is located at approximately Fire Sky Drive & Carnelian Parkway. The property is on 3.64 acres and is zoned PD-R (Planned Development Residential). The representative is Bob Hermandson. Case No. 2020-PP-028 (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – I will be brief with this because this is what Dan just presented. This is straight forward; Dan did a good job of presenting this.

MOTION: Commissioner Nelson made a motion to recommend approval of Item 2A a preliminary plat for Auburn Hills Phase 18 including all of staff's comments.
SECOND: Commissioner Brager
ROLL CALL VOTE:
AYES (6)
Chairman Nathan Fisher
Commissioner David Brager
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Vardell Curtis
Commissioner Roger Nelson
NAYS (0)
Motion Carries unanimous recommend approval

B. Consider a preliminary plat for a five (5) lot commercial subdivision for Desert Canyon Town Center West Commercial. The site is located at the intersection of Desert Canyons Parkway and Desert Resort Court, which is on the north side of the Southern Parkway. The property is on 12.25 acres and is zoned C-2 (Highway Commercial). The representative is Curt Gordon. Case No. 2020-PP-023 (Staff – Wes Jenkins)

Wes Jenkins presented the following:

Wes Jenkins – This is located along the Southern Parkway. They are not proposing any lots on the south side. They will provide a temporary turn around because we don't know how long it will take to get the road through. They have added an area for dedication for the trail on the back side of the lot.

Victoria Hales – We will need a recorded easement from whoever owns the property where the turnaround will be. Are they going to dedicate the land for the trail?

Wes Jenkins – They will either dedicate it or give us an easement and we will decide that as we go through construction drawings.

Victoria Hales – The City will need a recorded easement from the property owner for a turnaround at the end of the road. The City will also resolution of the trail on Lot 104 during this process.

Commissioner Curtis – I think the trail is a great idea and it really adds to the value.

MOTION: Commissioner Nelson made a motion to recommend approval of item 2B a five (5) lot commercial subdivision for Desert Canyon Town Center West Commercial and include staff comments.
SECOND: Commissioner Curtis
ROLL CALL VOTE:
AYES (6)
Chairman Nathan Fisher
Commissioner David Brager
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Vardell Curtis
Commissioner Roger Nelson
NAYS (0)
Motion Carries unanimous recommend approval

4. **MINUTES**

Consider approval of the minutes from the August 11, 2020 meeting.

MOTION: Commissioner Curtis made a motion to approve the minutes of the August 11, 2020 meeting.
SECOND: Commissioner Brager
ROLL CALL VOTE:
AYES (6)
Chairman Nathan Fisher
Commissioner David Brager
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Vardell Curtis
Commissioner Roger Nelson
NAYS (0)
Motion Carries unanimous recommend approval

5. **CITY COUNCIL ACTIONS – August 20, 2020**

The Community Development Director will report on the items heard at City Council from the August 20, 2020 meeting.

1. ZCA – Hillside Professional - DB
2. ZCA – Southbridge Center Drive Thrus – DB
3. ZCA – Southbridge Center - DB
4. ZCA - Desert Color Resort Ph 2A, 2B, 2C, & 3 – DB
5. ZC – Sandvik Ranch – GG
6. ZC – Factory Power Sports – DB

7. GPA – Small Town Capital – DB
8. GPA – Boulevard South - GG
9. CUP – Seven Wives Inn – GG
10. CUP – Cottage Rental – GG
11. HS – Hillside Professional – DB
12. PP – Stone Cliff Ph 17 – WJ
13. PP – Vistas at the Ledges – WJ
14. PP – White Hills Commercial – WJ
15. PP – Desert Reserve Ph 2 - WJ

6. **ADJOURN**

MOTION: Commissioner Brager made a motion to adjourn at 5:35 pm.
SECOND: Commissioner Curtis
ROLL CALL VOTE:
AYES (6)
Chairman Nathan Fisher
Commissioner David Brager
Commissioner Emily Andrus
Commissioner Natalie Larsen
Commissioner Vardell Curtis
Commissioner Roger Nelson
NAYS (0)
Motion Carries unanimous recommend approval