

HILLSIDE REVIEW BOARD
CITY OF ST GEORGE
WASHINGTON COUNTY, UTAH
JULY 15, 2020

PRESENT: Chairman Dave Black
Shawn Patten (items 1 & 2 only)
James Dotson
James Sullivan
Tyler Hoskins

CITY STAFF:

Assistant Public Works Director Wes Jenkins
Planner III Dan Boles
Deputy Director Parks Planning Jeff Peay (item 1 only)
Landscape Architect Mark Goble (item 1 only)
Parks Planner Joseph Nielson (item 1 only)
Development Office Supervisor Brenda Hatch

EXCUSED: Shawn Patten (item 3)

1. Consider a request for a Hillside Development Permit to allow development of a community park to be called “**Desert Canyons East Park.**” The property is located on the south-east corner of Broken Rock Way and Desert Canyons Parkway. This area is a part of the Desert Canyons Master Plan. The property is zoned PD-R (Planned Development Residential). The applicant is Desert Canyon Lands, LLC and the representative is Curt Gordon. Case No. 2020-HS-008). The time to meet is **8:30 am** (See ‘Meeting Place’ exhibit below).

Item Representatives Present: Curt Gordon, Cody Service

Curt Gordon – Desert Canyons has a development agreement with the City to set aside land for parks and to contribute funding toward them. As you can see this area is fairly built up now, it’s time that we build the park that is designated. It’s basically 4 acres, there is roadway frontage, parking and utility services that front the property. Mark has done a great job coming up with some conceptual designs for the park. We like the natural park design with the bike skills portion. We’ve had a rock fall study done, it basically comes down to these boulders here and down the other side. These boulders here have petroglyphs on them that will be preserved.

Dave Black – Do any of the other boulders remain?

Curt Gordon – I guess it depends on which scenario we go with. Mark would you mind taking them through the scenarios. Our concept would be to leave the ridge in place.

HILLSIDE REVIEW BOARD
CITY OF ST GEORGE
WASHINGTON COUNTY, UTAH
JULY 15, 2020

Mark Goble – We did two different concepts for this site; one was more traditional and this one is more natural. Areas of the park were described. There will be a turf area in the saddle. Where there is existing cut slope on the north side of the hill, we plan on dressing that up with some landscape and some terracing. I need to give credit to Joe; Joe is actually the one who drew this up.

Wes Jenkins – So that plan leaves that hillside right there?

Discussion on where features of the park are located and that all of the features are located outside of the rock fall hazard area.

Mark Goble – On the natural style park we would not create a berm, we would like to keep it as natural as we can. Keeping the hill in acts as that natural rock fall barrier. This is the more traditional park, we put the core of the facilities right in the middle and this concept does include a berm.

Curt Gordon – This concept would remove the hill entirely and remove all of the boulders except for archeological protected ones.

Dave Black – Typically the guidelines for the rock fall hazard is to protect habitable structures. So, it begs the question do we need it? We are creating a gathering place so your pavilions, restrooms and pickleball courts so the city would want the berm if those items were in the rock fall hazard. From a hillside viewpoint I like the natural park without the berm.

James Dotson – Mark do you think you could incorporate and keep more of those boulders instead of going so far up with the turf?

Discussion on keeping the boulders and meandering the grass between them.

Curt Gordon – From the developer's point of view, the natural plan is the one we would want to move forward with and apply for.

Wes Jenkins – Aren't you going to take this to the community?

Jeff Peay – Yes we will take this to the community.

Tyler Hoskins – So the more traditional park would require hillside approval, but the natural park would not?

Curt Gordon – I think we would need hillside approval on both just because we are in the hillside zone. We would need a grading permit and have a vote to move forward with that.

MOTION: James Dotson made a motion to recommend approval of the natural park
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HILLSIDE REVIEW BOARD
CITY OF ST GEORGE
WASHINGTON COUNTY, UTAH
JULY 15, 2020

concept plan that is proposed noting to incorporate as many of the large existing boulders as possible esthetically.

SECOND: Shawn Patten

VOTE:

AYES (5)

Dave Black

James Dotson

James Sullivan

Shawn Patten

Tyler Hoskins

NAYS (0)

Motion Carries unanimous recommend approval

8:50 AM left site to reconvene at the site of item 2.

2. Consider a request for a Hillside Development Permit to allow development of two (2) professional office buildings to be called “**Hillside Professional Offices**” The property is generally located north of the intersection of Riverside and Riverbend Drives. The property is zoned PD-AP (Planned Development – Administrative Professional). The applicant is Cole Fowler & Sorensen and the representative is Vaun Beal. Case No. 2020-HS-010. The **estimated** time to meet is **9:00 am** (*See meeting Place’ exhibit below*).

Item Representatives Present: Jeff Mathis, Wayne Rodgers, Brandee Walker, Vaughn Beal, Colby Beal

Vaughn Beal – I have three sons that are doctors that want to be in St. George so we want to build a building here and call it Hillside Professional.

Jeff Mathis – Described the lot layout, where the buildings are. Both buildings have underground parking, it graded out really nice we have really minimal walls. We will fill in a little here. The building foot print is 6,000 square feet. The retaining walls retain some of the parking on the north side.

Shawn Patten – Is there retaining besides the back side of the parking?

Jeff Mathis – In spots, it’s not continuous.

Brandee Walker – Our highest wall is at this corner and I think it is 8. At the other corner we are at 4.

James Dotson – Am I reading the plans right, that parking lot sits about 12 ft higher than the road?

HILLSIDE REVIEW BOARD
CITY OF ST GEORGE
WASHINGTON COUNTY, UTAH
JULY 15, 2020

Brandee Walker – Yes, about 12 feet.

Jeff Mathis – That nub on the corner is going to come down for site distance.

James Dotson – What is your slope on that landscape area Brandee?

Brandee Walker – We are probably 4 to 1. We have a lot of space to spread it out.

Dave Black – So what drives an acceleration lane?

Wes Jenkins – We usually don't do those.

Tyler Hoskins – Actually it is based on the number of cars.

Dave Black – They drive kind of fast along here.

James Dotson – There is not even a turning lane here, I know it might not be in our purvey but I live in this neighborhood right here. You can't pull out onto this road right here.

Dave Black – When does something like this trigger a traffic study, or a suicide lane?

Tyler Hoskins – Is this developable on the other side?

Wes Jenkins – It is slated to be a park.

Tyler Hoskins – Well the point is if the City does decide to develop that then there probably will need to be a suicide lane there for those left turns.

Wes Jenkins – You know where McArthur had that property? They are going to fill that in and develop that then we are going to extend 1450 East down to Riverside and that is a possible location for another traffic signal, it will slow things down and create gaps. We will have to look at this as we go through the process.

Dave Black – That's not a hillside issue.

Jeff Mathis – That will be resolved in engineering.

Dave Black – Getting back to the hillside stuff, you have 3 items in the Geotech. You have expansive soils, rockfall and the high classification for slope instability.

Wayne Rogers – We've done a rockfall evaluation and basically you can see that the runoff zones just barely miss the development. The other positive thing is that you have parking in between it.

HILLSIDE REVIEW BOARD
CITY OF ST GEORGE
WASHINGTON COUNTY, UTAH
JULY 15, 2020

Dave Black – I think the City would want some type of letter stating that the mitigation for rockfall is the parking area. The report mentioned scaling off some questionable boulders. Can you point out anything that might be a concern?

Wayne Rogers – If you see the boulders right up there, they are probably not going to roll. It would need to be one that was perched up higher, that is fractured behind it. There are probably a couple up there but they are down past the zone of concern. There are no really perched ones up there.

Dave Black – So if you feel that the parking mitigates the hazard give us something that says that.

Wayne Rogers – The expansion soils, we know they are there. It's obvious. We will over-ex below each building. We will cut that out and have a little bit of import export. Some of the clay we will hide in the landscape areas around the building. It should be taken care of with expansive soils during the excavation.

Dave Black – I noticed you had a 4 ft over-ex for pavements. Does that apply for any of these buildings?

Wayne Rogers – We actually did this road; this part here won't have much. There might be some in the de-cell lane here. As long as you get good drainage away from a road like this, drainage is the key.

Tyler Hoskins – The problem is you can see that water is ponded in here, so you probably have water back underneath.

Wayne Rogers – The last issue was the slope stability issue. For all you trained geologists you can see that the mapped landslide ends right outside of the development. The landslide follows around the corner a ways. We are in a slope with clay but there is no water here, until you get down closer to the river level. These homes have been up there for about 20 years now and we haven't seen any issues with that. The only place is right back there in the corner where the parking cuts into the slope a little bit, that's probably the deepest cut, about 8 foot. We didn't run a stability analysis but because we are filling up so much and berming the toe of the slope. If we did run one right now I can tell you it's going to be well above the factor of safety limits that we need.

Dave Black – I looked at the 3 cross sections that you did and I and I would agree with you on two of them for sure because you are filling and increasing the stability. The third cross section is up there where you do have the cut, you have a house and a nice back yard and then a fairly steep slope. Personally I don't think it would be unreasonable to ask that a stability analysis be done that profile and make the profile extend to the top of the back yard. More than likely it's going to come out just fine, but

HILLSIDE REVIEW BOARD
CITY OF ST GEORGE
WASHINGTON COUNTY, UTAH
JULY 15, 2020

I think that in a high hazard slope area I think that would be prudent. It sets a precedence for what goes on in other areas.

Wayne Rogers – So is that something Wes, that we could submit after the fact? After this meeting, can we still get the approval?

Dave Black – It can just be considered a condition of the motion; we wouldn't have to meet again. It protects the City, the developer and the homeowner.

Wayne Rogers – Yeah, I think you're right, I think it will come out fine. If I had been really worried, we would have run it up front. For documentation reasons I think its fine.

Dave Black – It makes sense to have a stability analysis if you are going to cut into a high hazard area.

Wes Jenkins – I have a question for Brandee. On your slope analysis, you exceeded the 40%, right? On disturbance? I guess you just need to point that out to them. You're not following the ordinance so there will need to be a recommendation as to why you're doing that.

Brandee – It's the front slope right there.

Wayne Rodgers – The sewer road and Riverside Drive are the areas that are 40%.

Jeff Mathis – There is a little piece where this basin is. The anomaly type thing.

James Dotson – My question is what are you doing to mitigate where you cut back into the slope, it always looks like a big scar. If you are not doing rock walls what are you doing to mitigate here?

Wayne Rogers – Rock wall stacking most likely.

James Dotson – That needs to be a part of the motion too, that we don't leave any scarring.

Jeff Mathis – Anything that is disturbed is going to be landscaped or covered with rock walls.

Tyler Hoskins – So other than those couple of areas that we talked about do we fall within the hillside? I noticed there was some.

Brandee Walker – We are actually far under.

HILLSIDE REVIEW BOARD
CITY OF ST GEORGE
WASHINGTON COUNTY, UTAH
JULY 15, 2020

Jeff Mathis – We have 8 acres, and we are doing a little acre and a half development. So the percentages are way, way under.

James Dotson – Are we in agreement that this cut slope doesn't pose a problem?

Brandee Walker – Yes, it's a safety thing.

Dave Black – That's man made. The motion probably ought to say that the local minor slopes over that certain percentage are non-essential, noncontiguous.

MOTION: James Sullivan made a motion to recommend approval based upon the fact that the 40% grades that are disturbed are non-essential, noncontiguous and not an issue. Also based upon approval of staff on the stability slope analysis that will be done and that a letter addressing the rock fall mitigation is provided to be approved by staff.

SECOND: Tyler Hoskins

VOTE:

AYES (5)

Dave Black

James Dotson

James Sullivan

Shawn Patten

Tyler Hoskins

NAYS (0)

Motion Carries unanimous recommend approval

9:36 AM Shawn Patten left the meeting, the rest of the board and City staff continued to the site for Item 3.

3. Consider a request for a Hillside Development Permit to allow development of a multi-family housing subdivision to be called "**The Cove.**" The property is generally located west of Bluff Street at approximately 300 West and 900 South. The property is currently zoned C-2 (Highway Commercial). The owner is Cove Towers LLC, the applicant is Brent Holdaway, and the representative is Bush & Gudgell, Inc. Case No. 2020-HS-007. The estimated time to meet is **9:30 am** (See '*Meeting Place*' exhibit below).

Item Representatives Present: Bob Hermandson, Rick Meyer, Wayne Rogers, Reed Scow, Brett Holdaway

Dan Boles – We are looking at multi family at this site, I will turn it over to them to describe their proposal.

Rick Meyer – It is multi family, apartments, we don't know exactly the unit count, but it will be between 130 and 160 range. It will be separated into two buildings. One is going to be on the bench up there and the other will be set back over here. The one on the north side will be an odd shape, a U shaped building with a spur on the west side.

HILLSIDE REVIEW BOARD
CITY OF ST GEORGE
WASHINGTON COUNTY, UTAH
JULY 15, 2020

James Sullivan – Rick, just to be clear does the property start at the fence line?

Bob Hermandson – The property starts at the fence line. Originally the master plan the City had this road punching through but in talking with Wes he wanted us to show two different scenarios of how to put that road through. When we drew it up it became apparent that it would be extremely difficult because of the steepness of the slope. Our thought was to not have anything just leave it like it is. We drew up the cul-de-sac and the punch through scenarios so that Wes could see that it would be difficult to accomplish.

Wes Jenkins – I needed someone to lay it out and show what it would take to actually build the road.

Bob Hermandson – Our opinion would be to just leave it as it stands, that's probably the best option. That's up for discussion.

Rick Meyer – The other option was to punch that through and tie it into 250 W. A pretty significant amount of retaining walls would have to be put in there to do that. One of the questions that Wes had was regarding the adjacent properties to the east, all of those properties are owned by the same person. I think they have access from 800 S and 900 S. I don't know that it is a real concern for them to have access from 250 W. Some of the odd things we need to talk about on this project are the retaining nature of the building itself. On one side of the building it is significantly higher than the other side of the building. I think it is a 60 ft retaining structure in the building itself. I think Wayne didn't really have any major concerns with that, right. We could come up with some design that would work.

Dave Black – What do you envision for temporary?

Wayne Rogers – Maybe tiebacks.

Bob Hermandson – The parking lot would be buffering the hillside. The cut line on the left is kind of where that parking lot would wrap around then stop right there so you could get another access around the backside. Going up and over that hump, in my opinion none of that is developable over there.

James Dotson – The city code for walls you can only go 8 and 8 right?

Rick Meyer – Yes this shows that if we went 8 foot walls then 4 foot step.

Dave Black – Typically with a hillside meeting we ask that everything is staked so that we can see where it is. I think there is probably some tweaking, you still don't have the recommendations, the final recommendations from AGEC on the stable slope. I'd like to see this get developed, I think if a geotechnical engineer gets into it for about a month

HILLSIDE REVIEW BOARD
CITY OF ST GEORGE
WASHINGTON COUNTY, UTAH
JULY 15, 2020

and they look at optimizing cuts and retaining and stuff that you can make something work. Then we could come out here and see it staked to see where it's going. My personal opinion would be is if we could not have any disturbance above what is already disturbed. So, we are looking where the scar lines are. If we could stay up to or below the existing scarring that would be sweet.

Wayne Rogers – How would you guys feel about a couple options on the slope up there? Rather than doing so many steps up the hillside, because with every step you are going up the hill further. If you could take the bottom and lay it back at a one to one and cover it with rip rap or stacked rock on a portion of it and then rip rap, would you guys be ok with that provided the stability comes out?

Dave Black – Yes that makes sense. We are in a cove, that's why it's called The Cove. When you are driving down there you can't see anything until you get above that line, so if we can stay below that scar line you probably won't see any disturbance at all. Plus, you are going to hide it with some of your buildings and such. But we're going to try to keep that natural slope. If you could do that and come out and stake where the top of your disturbance line is I think you're on the right track.

James Dotson – Is there another avenue to take, a variance or something because the ordinance is the 8 foot step.

Wes Jenkins – You can do concrete, although it becomes quite expensive, you can go 8, 4, 8, 4. It's only the rock wall that requires the 16 foot setback after you get to the maximum of 16 feet high. You could propose something different like a slope face, something like that and we wouldn't call it a wall. You would have to make the argument that it's not a wall, it's just more of a cut slope.

Dave Black – Is the big block considered a rock wall?

Wes Jenkins – No.

Dave Black - Then you can stain it or paint it to match. The result of that is some pretty big scarring.

Wayne Rogers – How much do you need to know now on the big cut for the building? We don't know all the details of construction it's not even been designed yet. Do you just need to know that it will be dealt with and that it will have a stable system put in place or do you need to know what type of system or will you rely on the City to do that? Will it need to come back to you to be reviewed once that is designed? We are still down the road a little bit.

Dave Black – I don't see that having to come back.

HILLSIDE REVIEW BOARD
CITY OF ST GEORGE
WASHINGTON COUNTY, UTAH
JULY 15, 2020

Tyler Hoskins – We didn't have to do that on Blackstone Hotel, it went to hillside a year ago and it's being built now.

Dave Black – We will need to review scarring, visual aspects, geologic hazards, but structural designs can go through building review.

Wes Jenkins – Are there any geological hazards like landslide like Blackstone Hotel?

Dave Black – There is a landslide, it's mapped.

Wayne Rogers – It's surficial, and it's just shallow. Once we get the cuts right there, the final grading right there we need to look at that and see if we are cutting out the toe of that surficial part. That would be the only issue.

Dave Black – With the surficial landslide, I agree that it is surficial. The risk would be if that decides to come down in a big heavy rainstorm it's going to be more like a rock fall issue, the mass itself will be 3 feet thick and will cover the parking lot. There is the rock fall issue as well. There is a parking lot between that and the building which is great, and I think we need a letter stating that the rock fall issue and potentially that shallow landslide is being mitigated by the parking lot.

Wes Jenkins – Do any of the buildings lie within the rock fall hazard area?

Wayne Roger – No, they don't, this one does go into the parking area. We will need to update our run out zone with the grading plan that we have now. That was done just for a natural slope, when you come and flatten that out it may shorten it a bit.

Wes Jenkins – You will have to provide that kind of detail so when you go to Planning Commission and Council you have to lay that out: this is the mitigation, the rock fall line is in the parking area but this is what we're going to do to mitigate it. We are outside of all the building areas. That needs to be included.

Dave Black – I'd suggest to the City, when you have drainage studies done, they always include calcs, we're not seeing the input or the output on the rock fall or stability. I would suggest those reports have the calcs with them. I can't require it, but it would be good.

Discussion on programs used to obtain calculations.

James Sullivan – Are those reports you want to see before we make any recommendations?

Dave Black – Yes, we should come out and see where the disturbance lines are, have him stake them. I think today we would want to table it.

HILLSIDE REVIEW BOARD
CITY OF ST GEORGE
WASHINGTON COUNTY, UTAH
JULY 15, 2020

Wes Jenkins – You would want it staked based on Wayne’s maybe changing going up.

Dave Black – Yes, after Wayne has gone through it and you guys have maybe worked out your slopes. I think you are on the right path, but I think it’s a little early to make a recommendation for approval. At the next meeting we should be able to do it.

James Sullivan – Is it a general feeling that as a committee we would like to see options other than the rock wall. Even though they could meet it with the rock wall, if there is something else that they can do.

Wayne Rogers – Yes, if the rip rapped slope is not considered a rock wall I think that meets the intent of what we are all trying to do here.

Dave Black – Maybe you can check it and see how far you are going up the slope and if you can stay under the already disturbed line.

Wayne Rogers – Maybe if we show the different scenarios, how we could mitigate going so far up the slope.

Discussion on different ways to go up the slope.

Dave Black – Do we have any other comments or recommendations that would help them move forward, so we don’t surprise them when we come back?

Wayne Rogers – I would like a list of what needs to be done.

Dave Black - We need to have something that addresses the rock fall mitigation, the landslide mitigation for the existing landslide, and cross sections and detailed design for how you are going to retain and design the slopes as you go up the hill and that we would like the top of the disturbance staked so we can come back and see that. We highly recommend that we eliminate the cul-de-sac and the road option due to the amount of disturbance required to do that.

MOTION: James Dotson made a motion to table this and come back to hillside when the list has been addressed and we can stake out the extent of the redesign.

SECOND: Tyler Hoskins

VOTE:

AYES (4)

Dave Black

James Dotson

James Sullivan

Tyler Hoskins

NAYS (0)

Motion Carries unanimous recommend

HILLSIDE REVIEW BOARD
CITY OF ST GEORGE
WASHINGTON COUNTY, UTAH
JULY 15, 2020