

NOTICE OF MEETING
HILLSIDE REVIEW BOARD
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH

PRESENT:

James Sullivan
Russ Owens
Dave Black
Jeff Mathis
James Dotson

EXCUSED:

CITY STAFF:

Assistant Public Works Director, Wes Jenkins
Planner III, Dan Boles
Development Office Supervisor, Brenda Hatch

APPLICANT:

Rob Reid
Josh Lyon
Pat Darragh
Wayne Rogers

The agenda for the meeting is as follows:

Chair James Sullivan called the meeting to order at 8:34 am.

1. **HILLSIDE DEVELOPMENT PERMIT**

Consider a request for a Hillside Development Permit on Soleil Ridge. The property is generally located west of Bluff Street at approximately 300 West and 900 South. The property is currently zoned C-2 (Commercial) and OS (Open Space). The owner is Soleil Ridge Partners, LLC. Case No. 2021-HS-007.

Rob Reid – There are 2 types of stakes, non-colored that is from the previous hillside review and that was the top of the retaining walls. There are orange stakes they would be the top of our retaining walls, our disturbance line. Then at the previous hillside there was a line there that was based on disturbance, those are the pink stakes, the previously disturbed line, that was established a year ago from what I understand. The developer is proposing apartments here, they will be luxury apartments and a couple parking garages. They want to get 223 units. The total property area is approximately 19.2 acres, 9.3 acres will be developed with the project which leaves about 9.9 acres that we don't plan on developing. This property was originally subdivided in 1946, amended in 1948 and 1955. It was used primarily for corrals and sheds. Rob showed pictures depicting how the area was used in the past. We got a power line that comes down and then the sewer

and there is remnants of a water line that looked like it went up the hill too. I wanted you guys to understand the history because it comes down to it being difficult to apply the hillside ordinance. Rob described how the site would be hard to analyze, based on the ordinance and what has historically been disturbed. Please see the attached document which was given to the hillside committee detailing what Rob described.

The Hillside Review Board discussed the placement of the different colored stakes.

Rob Reid – This is the site plan and working with the sewer placement has been a challenge, the whole site is developed around it.

Discussion on the walls and the steepness of the cuts.

Wayne Rogers discussed the landslide and its approximate location in relation to the property.

Rob Reid and Wayne Rogers discussed drainage and how to mitigate that, as well as the areas that will need rock fall capture. They will have a storm drain system and a catch basin.

Wayne Rogers – We want to go back in there and do some more test holes, we didn't want to do that before we knew we could get up into that area.

Dave Black – In the final Geotech report you should address the landslide actual condition versus laboratory and then have a design for your rockfall. Also see if you can steepen up the area behind building 3 to move that disturbance down to the existing disturbance.

Wayne Rogers – We'll see what that takes, it doesn't look like it's much elevation. Hopefully that will work.

Jeff Mathis – That is my biggest concern, that section. The new cut we're going to have to be seeing. It's ok where it's all disturbed, but that it's just that one spot there. If you rotate that building and then put the building over the parking lot, it's kind of crazy but you could do it.

Rob Reid – Right now we've got the parking count exactly where it needs to be for code. I know the code has provisions for lesser, but right now we are at about 2.3 stalls per unit.

Discussion on the power line and whether it is staying or coming down.

Dave Black – I need to disclose that I didn't work on the project, but this is a Rosenberg project.

MOTION: Dave Black made a motion to recommend approval of a Hillside
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Development Permit for Soleil Ridge with the following conditions: 1. They need a detailed final Geotechnical Report that addresses the rockfall mitigation plan, provides the slope detail on maximum stable slopes and protection against erosion or disturbance. 2. They address the mapped landslide on the south side of the project if it's actually on the project or not 3. The drainage be accounted for at the top of these rock disturbed area and sloped walls 4. A provision must be provided to clean out the drainage at the bottom of the walls so those don't get clogged up and not function all the time. 5. A provision to maintain unravelling of the slopes and have access to the slopes should that condition occur. 5. We recommend that they look at building 3 and try to either steepen the slope or adjust the location of the building so that the disturbance line behind building 3 matches the existing disturbance line or closely matches the disturbance line.

SECOND: James Dotson

AYES (5)

James Sullivan

Russ Owens

Dave Black

Jeff Mathis

James Dotson

NAYS (0)

Motion carries.

2. **MINUTES**

Consider approval of the meeting minutes from June 23, 2021, and July 21, 2021.

MOTION: Dave Black made a motion to approve the minutes with the redlines.

SECOND: Jeff Mathis

AYES (5)

James Sullivan

Russ Owens

Dave Black

Jeff Mathis

James Dotson

NAYS (0)

Motion carries.

3. **ADJOURN**

MOTION: James Sullivan made a motion to adjourn

SECOND: Dave Black

AYES (5)

James Sullivan

Russ Owens

Dave Black

Jeff Mathis

James Dotson

NAYS (0)

Motion carries.

SOLEIL RIDGE

A Planned Luxury Apartment Community at 250 West 900 South, St. George, Utah

1.0 INTRODUCTION

Soleil Ridge, a luxury community located in the epicenter of the City of St. George, Utah. Designed to provide a premium living experience for Southern Utah's growing population that encompasses apartments homes and best-in-class amenities. Nestled at the base of Tech Ridge, Soleil Ridge features eco-friendly solar powered resources that offsets the impact on the community. The property meets the growth demands of the area by creating housing for the up-and-coming Tech Ridge development with 223 multi-family units.

The total property area is approximately 19.2 acres, of which it is anticipated that approximately 9.3 acres will be developed with this project. This leaves approximately 9.9 acres of the property undeveloped, most of which is in hillside areas.

2.0 USE OF LAND

2.1 Historic Use

The property was originally subdivided into blocks and lots in 1946 as the Worthen Subdivision. This subdivision was later amended and extended as the 1948 Addition to Worthen Subdivision and extended again in 1955. The lots were sold off and used primarily for corrals and sheds. Lots were graded and terraced to accommodate these uses. There is evidence of much activity and disturbance to the area as shown in 1965 and 1974 aerial photos. Refer to the appendix at the end of this narrative for these exhibits.

2.2 Existing Ground Slope Breakdown

Rosenberg Associates generated a slope analysis map utilizing Autodesk AutoCAD software programs, following the requirements outlined in the City of St. George Municipal Code, Chapter 13A, also known as the "Hillside Ordinance". The ordinance requires that slope maps show areas with the following slope categories:

- Flatter Terrain: Includes all terrain area within the property that has a slope equal to or less than 20%.
- Twenty-Thirty Percent (20-30%): Includes all natural terrain areas within the property that has a slope greater than 20%, but equal to or less than 30%.
- Thirty-Forty Percent (30-40%): Includes all natural terrain areas within the property that

has a slope greater than 30%, but equal to or less than 40%.

- Forty Percent (40%): Includes all natural terrain areas within the property that has a slope greater than 40%.

The slope analysis summary in Table 1 is based on the existing slopes with the terraced areas being broken out separately. Areas are summarized in Table 1:

TABLE 1 – SUMMARY OF EXISTING GROUND SLOPE MAP

CATEGORY	MIN SLOPE	MAX SLOPE	AREA	
Flatter Terrain	Flat	20.00	251,342 sq ft	5.77 acres
Twenty-Thirty Percent (20-30%)	20.01%	30.00%	67,083 sq ft	1.54 acres
Thirty-Forty Percent (30-40%)	30.01%	40.00%	71,003 sq ft	1.63 acres
Forty Percent (40%)	40.01%	Vertical	346,739 sq ft	7.96 acres
Terrace Slopes	40.01%	Vertical	96,704 sq ft	2.22 acres

This property was previously presented to the Hillside Review Committee in the summer of 2020 as *The Cove*. As part of that review, a previously disturbed hillside line was established. Using the previously disturbed line with the assumption that area west of the line is natural slopes and area east of the line is disturbed non-natural slopes, a slope analysis was prepared. The slope analysis summary in Table 2 shows disturbed slope areas as a separately broken out area. Areas are summarized in Table 2:

TABLE 2 – SUMMARY OF EXISTING GROUND SLOPE MAP

CATEGORY	MIN SLOPE	MAX SLOPE	AREA	
Flatter Terrain	Flat	20.00	246,115 sq ft	5.65 acres
Twenty-Thirty Percent (20-30%)	20.01%	30.00%	9,583 sq ft	0.22 acres
Thirty-Forty Percent (30-40%)	30.01%	40.00%	33,541 sq ft	0.77 acres
Forty Percent (40%)	40.01%	Vertical	286,626 sq ft	6.58 acres
Previously Disturbed Slopes	20.01%	Vertical	252,213 sq ft	5.79 acres

As part of the Hillside Review Application, an existing ground slope map was submitted. Refer to this map for data on proposed disturbance areas.

Entry No. 66477
Filed April 25, 1946 at 10:05 a.m.
Helen B. Leach
Recorder

MAP OF
WORTHEN SUBDIVISION.

Located in the East half of the Northeast
Quarter of Section 36, Township 42 South,
Range 16 West, S. L. M.
Scale, 1 inch = 100 feet.

I, B.L. Kenworthy, a civil engineer, do hereby
certify that this map is drawn to the designated
scale from field notes of a survey made by me
on the 9th day of March, 1946.

B.L. Kenworthy
Engineer.

I, Vernon Worthen, owner of the land shown in
this map, do hereby approve this map and do
hereby dedicate all streets shown thereon
to the public use.

Vernon Worthen

State of Utah, s.s.
County of Washington.

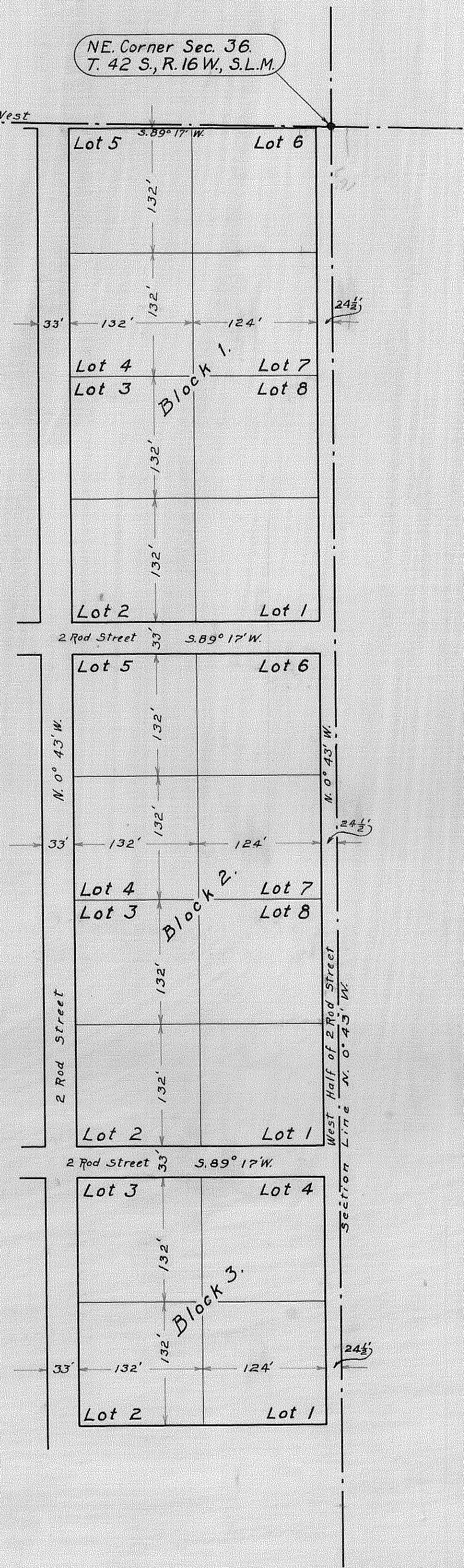
Personally appeared before me on this
19 day of April, 1946
Vernon Worthen, who duly acknowledged to
me that he is the person who executed
the foregoing instrument.

Ernest R. Bentley
Notary Public.

Approved by action of the county commissioners
of Washington County, Utah, this 9th day of April, 1946.

Evan Woodbury
Commissioner.

Attest: *Miss R. L. Leach*
Clerk.



Official map

5-3-65

BR513-2-76





1974



Legend

- Parcels
- Ownership**
 - U.S. Forest Service
 - U.S. Forest Service Wilderness
 - Bureau of Land Management
 - Bureau of Land Management Wildlife
 - National Park Service
 - Shivwits Reservation
 - Utah Division of Wildlife Resources
 - Utah Division of Transportation
 - State Park
 - State of Utah
 - Washington County
 - Municipally Owned
 - School District
 - Privately Owned
 - Water
 - Water Conservancy District
 - State Assessed Oil and Gas
 - Mining Claim

Notes

752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere

DISCLAIMER: The information shown on this map was compiled from different GIS sources. The land base and facility information on this map is for display purposes only and should not be relied upon without independent verification as to its accuracy. Washington County, Utah will not be held responsible for any claims, losses or damages resulting from the use of this map.

