

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

**Public Notice**

Public notice is hereby given that the Hillside Review Board of the City of St. George, Washington County, Utah, will hold a meeting at the referenced site on Wednesday, April 3, 2024, commencing on-site at approximately 8:30 a.m.

The estimated site time is in bold. The agenda for the meeting is as follows:

Call to Order

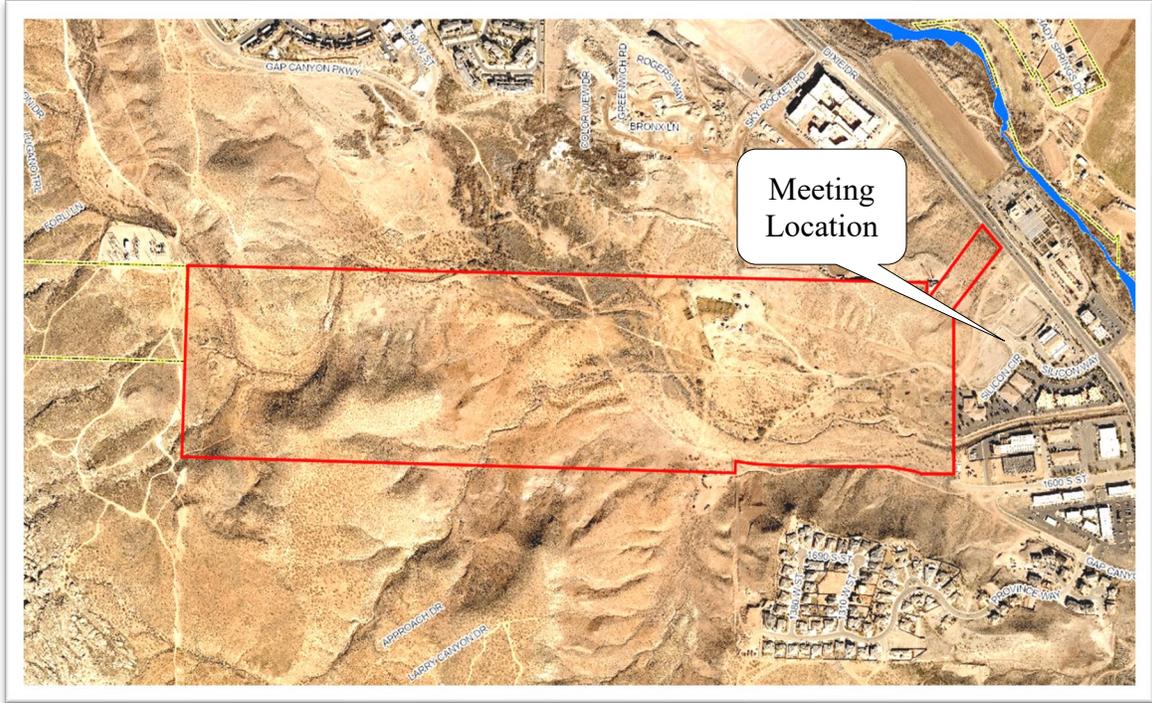
1. Consider a request for hillside review to define which areas of recently annexed properties should be defined open space or other land use designations. The applicant is looking for Hillside Review Board's input prior to a General Plan amendment request. **Meeting time is approximately 8:30 am at the Silicon Way roundabout (see attached map for location).**
2. Approval of the February 28, 2024, and March 13, 2024, meeting minutes.

Monica Smith  
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.

# Item # 1 Meeting Location

## Silicon Way Roundabout



**HILLSIDE REVIEW BOARD AGENDA REPORT: 03/27/2024**

<b>Anderson-Wasatch GP Amendment</b> Hillside Development Permit (Case No. 2024-HS-007)	
<b>Request:</b>	A Hillside Development Review to define which areas of a recently annexed area should be open space or other Land Use Designations. The applicant is looking for Hillside Review Board's input prior to a General Plan amendment.
<b>Applicant:</b>	Bob Hermandson, Bush & Gudgell
<b>Location:</b>	West of 1600 South and south of Divario
<b>General Plan:</b>	Mixed, FP (Flood Plain), MDR (Medium Density Residential), LDR (Low Density Residential), PF (Public Facility), COM (Commercial) and OS (open Space)
<b>Existing Zoning:</b>	M&G (Mining and Grazing)
<b>Surrounding Zoning:</b>	North PD-R (Planned Development Residential) & R-1-10 (Single Family Residential)
	South PD-R (Planned Development Residential) & M&G (Mining and Grazing)
	East PD-C (Planned Development Commercial)
	West M&G (Mining and Grazing) & Unincorporated County
<b>Land Area:</b>	Approximately 164 acres



## **BACKGROUND**

On July 20, 2023, the subject property was annexed into St. George City having previously been in the unincorporated Washington County, or more specifically, that is the date the City Council approved the annexation. Prior to that, a master plan for the Tonaquint area had been adopted with the idea that the property would at some point be incorporated into the city.

The property is divided by two owners (north and south) which have worked together to come up with a comprehensive, though very conceptual plan for the property. However, the owners understand that there will be hillside, geologic, flood plain, and other items that need to be considered. For this purpose, the applicant is asking for the Hillside Review Board (HSRB) to weigh in on those items. After the HSRB has reviewed and made recommendations to the applicant, the intent is to revise the drawing to reflect areas that may need to be kept open space and which areas may be best suited for other development. That revised drawing will then proceed on to the Planning Commission and City Council. A full hillside review will be required in the future as individual development occurs.

## **APPLICABLE ORDINANCE(S) (Selected portions)**

### 10-13A-1: Density and Disturbance Standards

- A. The hillside development overlay zone (HDOZ) limits development densities and provides specific development incentives to transfer underlying zone densities from hillsides (sending areas) to less steep slopes or more safe development areas (receiving areas), within a development.
- B. For those portions of a proposed development with natural slopes twenty percent (20%) or less, development density follows the density and development standards in the underlying zone.
- C. For those portions of a proposed development with natural slopes from twenty-one percent (21%) to thirty percent (30%), development activity shall not disturb more than thirty percent (30%) of the parcel within this slope category.
- D. For those portions of a proposed development with natural slopes from thirty-one percent (31%) to forty percent (40%), development activity shall not disturb more than five percent (5%) of the area within this slope category.
- E. A proposed development may not disturb slopes in excess of forty percent (40%).

### 10-13A-2: Slope and Slope Areas Determined

- A. Slope shall be determined for each significant portion of development parcel.
- B. *Procedure:* The applicant shall map the location of the natural slope by using the following procedure:

1. *Preparation of Contour Maps:* The applicant shall submit an accurate, current contour map, prepared and certified by a licensed professional engineer or surveyor, which shows all land contours at intervals no greater than five feet (5'), drawn at a one inch equals one hundred feet (1" = 100') scale maximum.
  2. *Verification through Field Surveys:* The city engineer or designee may require the applicant to submit a field survey to verify the accuracy of the contour map.
- 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.

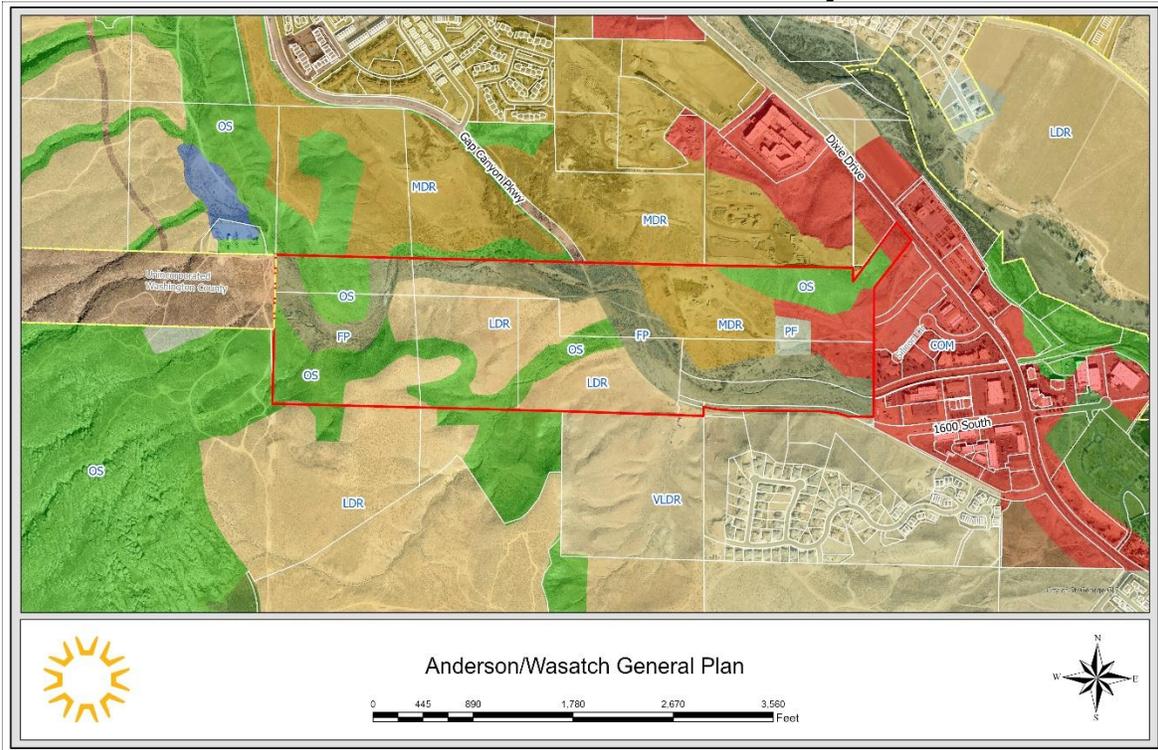
#### **EXHIBITS PROVIDED**

1. Exhibit A – General Plan Maps  
“Exhibit A” in the packet are the maps the applicant supplied showing the existing and proposed General Plan maps. The proposed map will be revised based on HSRB discussion.
2. Exhibit B – Slope Analysis  
“Exhibit B” in the packet is an analysis of the slope.

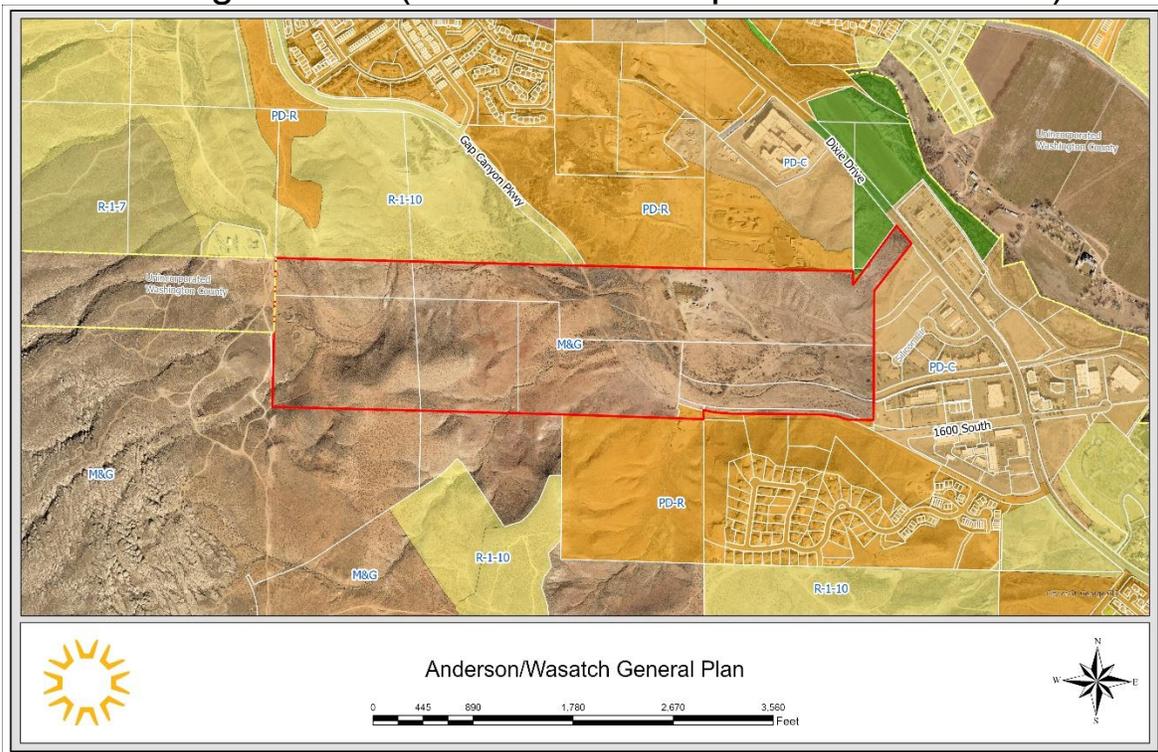
#### **RECOMMENDATION**

Section 10-13A-8(B)(1) of the “Hillside Review Board Powers and Duties” states that the hillside board can make recommendations to “adopt, modify or reject a proposal” to the Planning Commission (PC).

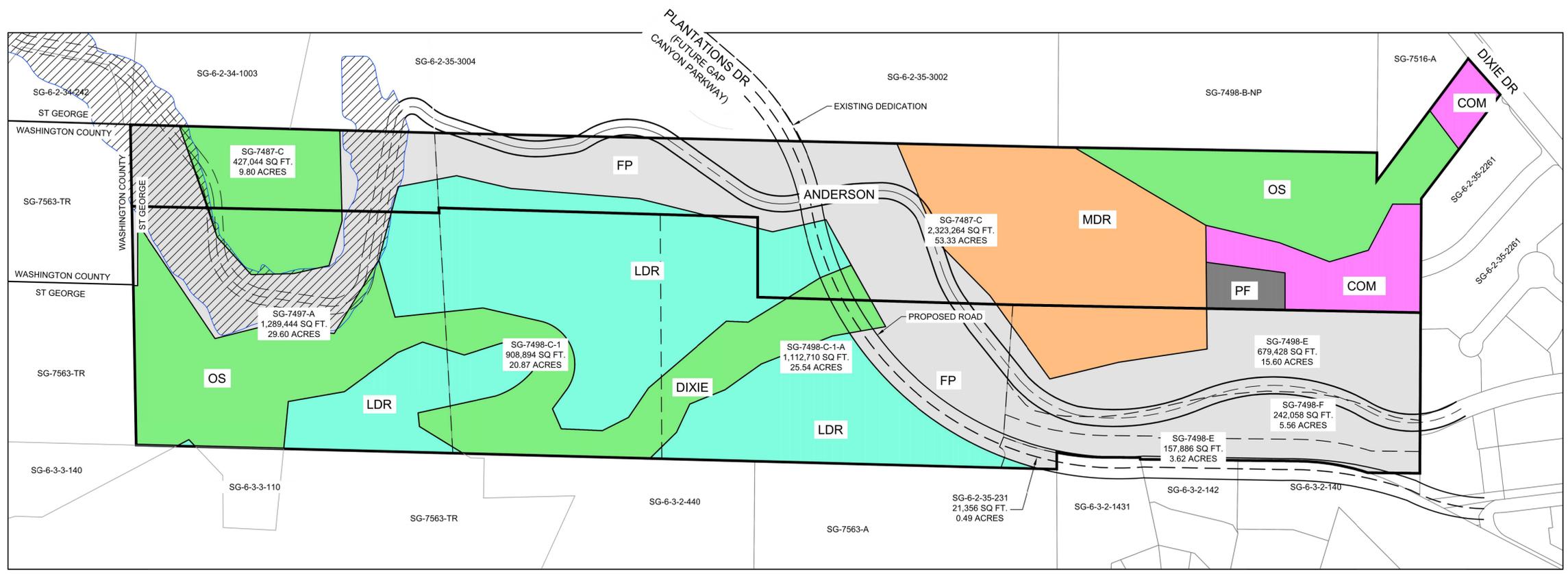
### General Plan – MDR – Medium Density Residential



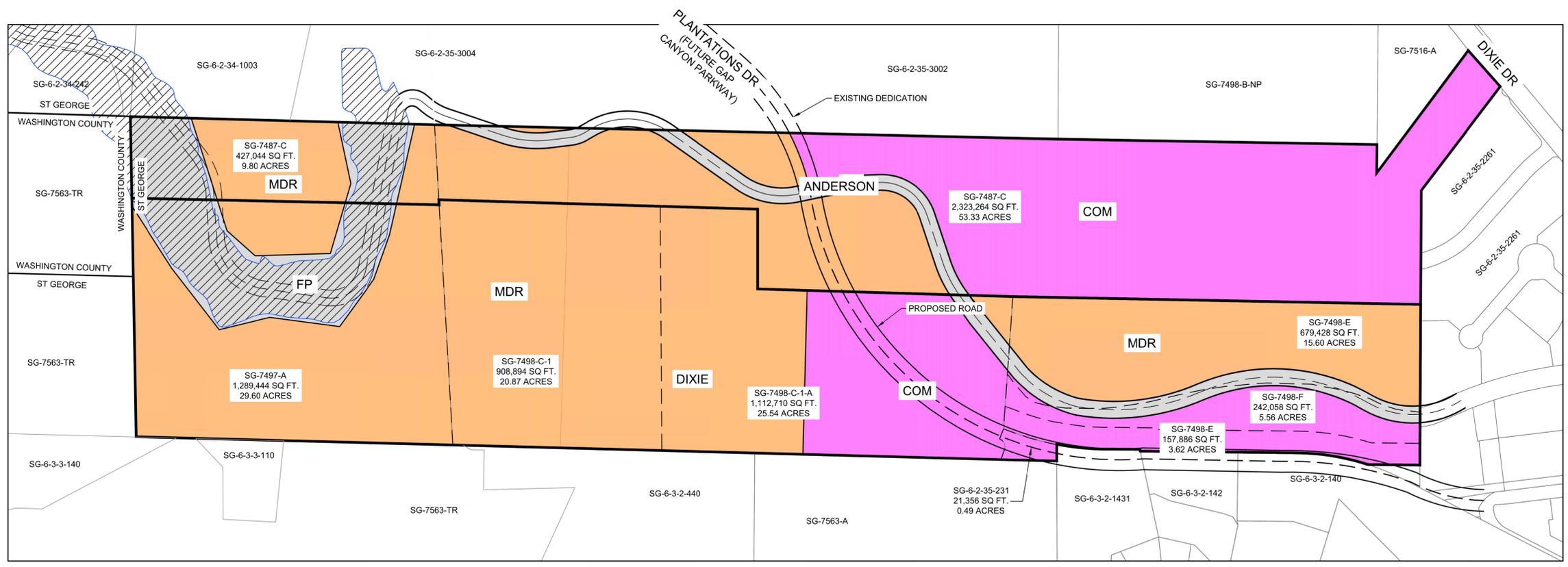
### Zoning – PD-R (Planned Development Residential)



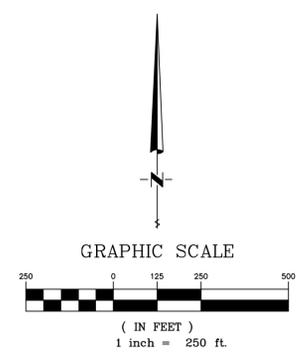
**EXHIBIT A**  
**General Plan Maps**



**EXISTING GENERAL PLAN**



**PROPOSED GENERAL PLAN**



No.	Date	By	Revision

**BUSH & GUDGELL, INC.**  
 Engineers - Planners - Surveyors  
 205 East Tabernacle Suite #4  
 St. George, Utah 84770  
 Phone (435) 673-2337 / Fax (435) 673-3161  
 www.bushandgudgell.com



DATE: FEB 2024  
 DRAWN: JMG  
 APPROVED: JEM  
 SCALE: 1" = 250'  
 JOB NO.: 231237

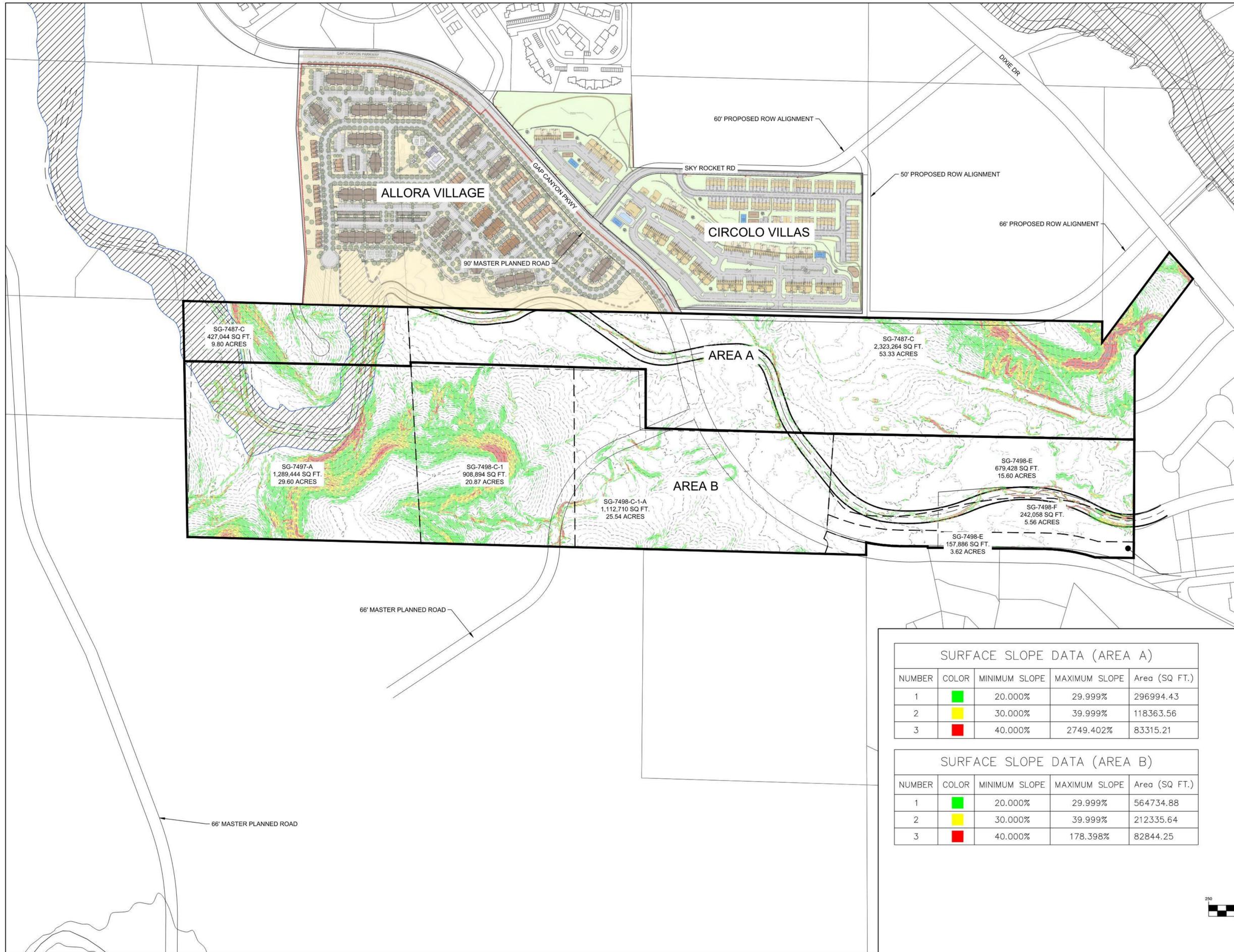
**GP AMENDMENT EXHIBIT**  
 TONAQUINT DEVELOPMENT  
 LOCATED IN ST GEORGE, UTAH

SHEET 1 OF 1 SHEETS  
 FILE: EXHIBIT

X:\231000-231999\231237 - Anderson Concept\Drawings\General Plan\General Plan Amendment Exhibit.dwg

## **EXHIBIT B**

### **Slope Analysis Map**

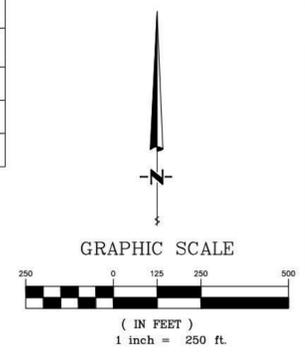


SURFACE SLOPE DATA (AREA A)

NUMBER	COLOR	MINIMUM SLOPE	MAXIMUM SLOPE	Area (SQ FT.)
1	■	20.000%	29.999%	296994.43
2	■	30.000%	39.999%	118363.56
3	■	40.000%	2749.402%	83315.21

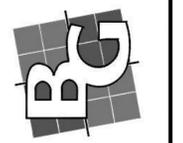
SURFACE SLOPE DATA (AREA B)

NUMBER	COLOR	MINIMUM SLOPE	MAXIMUM SLOPE	Area (SQ FT.)
1	■	20.000%	29.999%	564734.88
2	■	30.000%	39.999%	212335.64
3	■	40.000%	178.398%	82844.25



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DATE: FEB 2024  
 DRAWN: JMG  
 APPROVED: -  
 SCALE: 1" = 250'  
 JOB NO.: 231237

**SLOPE ANALYSIS EXHIBIT**  
 TONQUINT DEVELOPMENT  
 LOCATED IN ST GEORGE, UTAH

SHEET 1 OF 1 SHEETS  
 FILE: EXHIBIT

1 **ST. GEORGE HILLSIDE REVIEW BOARD MINUTES**  
2 **FEBRUARY 28, 2024 8:30 A.M.**  
3 **ON SITE**  
4

5 **PRESENT:**

6 **Board Member, Dave Black**  
7 **Board Member, Jeff Mathis**  
8 **Board Member, Russ Owens**  
9 **Board Member, Kevin Holyoak arrived at approximately 8:40**

10  
11 **EXCUSED:**

12 **Board Member, James Sullivan**

13  
14 **STAFF MEMBERS PRESENT:**

15 **Assistant Public Works Director, Wes Jenkins**  
16 **Planner III, Daniel Boles**  
17 **Planner II, Brenda Hatch**  
18 **City Attorney, Daniel Baldwin**

19  
20 **OTHERS PRESENT:**

21 **Ryan Thomas, Mike Terry, Nick Ence, Rhett Beazer**

22  
23 **APPOINT VICE CHAIR**

24 Board Member Black opened the meeting to appoint a vice chairman as the chairman  
25 could not attend this meeting.

26  
27 Link to motion: [00:00:00](#) [Recording 1]  
28

29 **MOTION:**

30 Board Member Black made a motion to nominate Russ Owens as the Vice Chair.

31 **SECOND:**

32 Board Member Mathis seconded the motion.

33 **VOTE:**

34 Board Member Black called for a vote, as follows:

35  
36 Board Member Black - aye  
37 Board Member Mathis - aye  
38 Board Member Owens - aye

39  
40 The vote was unanimous and the motion carried.  
41

42 **HILLSIDE DEVELOPMENT PERMIT:**

43 Consider a request for a hillside development permit in the hillside overlay zone and  
44 in areas exceeding 20% slope and rockfall study area for a potential single-family lot  
45 located at approximately just east of the Marblewood Drive/Walnut Canyon Drive  
46 Intersection (see map below). The property is approximately 0.26 acres.

47  
48 Link to presentation from Planner Dan Boles, including discussion between Mike Terry,  
49 Ryan Thomas, Wes Jenkins, and the Hillside Review Board: [00:05:03](#) [Recording 1]

50  
51 [Agenda packet \[Page 3\]](#)

52  
53 Link to motion: [00:10:07](#) [Recording 1]

1  
2  
3 **MOTION:**

4 A motion was made by Board Member Dave Black to recommend the approval  
5 of this new lot, we recognize that there was an isolated area that it showed a  
6 steep slope but we believe it is isolated and it's not an issue and that the  
7 approval is contingent upon an updated rockfall letter that is specific to this  
8 lot by AGECE.

9 **SECOND:**

10 The motion was seconded by Board Member Jeff Mathis.

11 **VOTE:**

12 Vice Chair Russ Owens called for a vote, as follows:

13  
14 Board Member Black - aye  
15 Board Member Mathis - aye  
16 Board Member Owens - aye  
17 Board Member Holyoak - aye

18  
19 The vote was unanimous and the motion carried.  
20

21 **HILLSIDE DEVELOPMENT PERMIT:**

22 Consider a request for a hillside development permit in the hillside overlay zone and  
23 in areas exceeding 20% slope and in a rockfall study zone for a potential hotel at  
24 approximately 300 South 1470 East (see map below). The property is approximately  
25 2.17 acres.

26  
27 Link to presentation from Planner Dan Boles, including discussion between Rhett  
28 Beazer, Nick Ence, Wes Jenkins, and the Hillside Review Board: [0:00:00](#) [Recording  
29 2]

30  
31 [Agenda packet \[Page 24\]](#)

32  
33 Link to motion: [00:22:51](#) [Recording 2]  
34

35 **MOTION:**

36 A motion was made by Board Member Black to table it until Landmark can  
37 address the concerns on the stable 1:1 cut slopes on the north side of the  
38 property and the east side of the property.

39 **SECOND:**

40 The motion was seconded by Board Member Jeff Mathis.

41 **VOTE:**

42 Vice Chair Owens called for a vote, as follows:

43  
44 Board Member Black - aye  
45 Board Member Mathis - aye  
46 Board Member Owens - aye  
47 Board Member Holyoak - aye

48  
49 The vote was unanimous, and the motion carried.  
50

51 **APPROVAL OF MINUTES:**

52 Approval of the meeting minutes from January 24, 2024, meeting.

1 [Agenda packet \[Page 142\]](#)

2  
3 Link to motion: [00:28:58](#) [Recording 2]  
4

5 **MOTION:**

6 A motion was made by Board Member Black to approve the minutes.

7 **SECOND:**

8 The motion was seconded by Board Member Mathis.

9 **VOTE:**

10 Vice Chair Owens called for a vote, as follows:

11 Board Member Black – aye  
12 Board Member Mathis - aye  
13 Board Member Owens - aye  
14 Board Member Holyoak - aye  
15

16  
17 The vote was unanimous, and the motion carried.  
18  
19  
20  
21

22  
23 

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Brenda Hatch, Planner II

1                                   **ST. GEORGE HILLSIDE REVIEW BOARD MINUTES**  
2                                   **MARCH 13, 2024 8:30 A.M.**  
3                                   **CITY HALL COMMUNITY DEVELOPMENT CONFERENCE ROOM**  
4

5 **PRESENT:**

6           **Board Member Chair, James Sullivan**  
7           **Board Member, Jeff Mathis**  
8           **Board Member, Kevin Holyoak**  
9           **Board Member, Dave Black**

10  
11 **EXCUSED:**

12           **Board Member, Russ Owens**

13  
14 **STAFF MEMBERS PRESENT:**

15           **Assistant Public Works Director, Wes Jenkins**  
16           **Assistant City Attorney, Daniel Baldwin**  
17           **Planner III, Daniel Boles**  
18           **Development Office Supervisor, Monica Smith**  
19           **City Recorder, Christina Fernandez**

20  
21 **OTHERS PRESENT:**

22           **Applicant, Rhett Beazer**  
23           **Applicant, Nick Ence**  
24           **Landmark Consultant, Chad Hardman**  
25           **Invited Guest, Wayne Rogers**  
26           **Applicant, Heath Snow**  
27           **Echelon Contracting, Brandon Nielsen**

28  
29 Link to Call to Order by Chair Sullivan: [00:00:00](#)

30  
31 Link to comments by the City Recorder: [00:00:43](#)

32  
33 **HILLSIDE DEVELOPMENT PERMIT:**

34           **@Home Best Western Hillside Development Permit:** Nick Ence, representing  
35 Rhett Beazer is requesting a Hillside Development permit to allow disturbance of areas  
36 in the 20-30%, 30-40%, and 40% and above slope areas and review possible  
37 construction of a rockfall hazard overlay area. Case No. **2024-HS-005** (Staff – Dan  
38 Boles)[Recording 1]

39  
40 Link to presentation from Landmark Consultant, including discussion between Board  
41 Members, Assistant Public Works Director, and Applicants: [00:03:10](#) [Recording 1]

42  
43 Link to questions by Board Member Black, including discussion between Applicants and  
44 Board Members: [00:06:31](#) [Recording 1]

45  
46 Link to questions by Board Member Black, including discussion between Applicants and  
47 Board Members: [00:08:32](#) [Recording 1]

48  
49 Link to comments by Board Member Mathis, including discussion between Applications  
50 and Board Members: [00:09:36](#) [Recording 1]

51  
52 Link to questions by Board Member Sullivan, including discussion between Applicants  
53 and Board Members: [00:11:33](#) [Recording 1]

5 Link to comments by Board Member Mathis, including discussion between Applicants  
6 and Board Members: [00:11:48](#) [Recording 1]  
7

8 Link to discussion between Board Members: [00:13:01](#) [Recording 1]  
9

10 Agenda packet [Page 8]

11  
12 Link to motion: [00:16:09](#) [Recording 1]  
13  
14

15 **MOTION:**

16 A motion was made by Board Member Mathis to recommend approval for this  
17 project. There are some disturbed slopes greater than the 20-40% range but  
18 are non-contiguous and that we find that they can be disturbed.

19 **SECOND:**

20 The motion was seconded by Board Member Black.

21 **VOTE:**

22 Chair Sullivan called for a vote, as follows:  
23

24 Board Member Sullivan - aye  
25 Board Member Mathis - aye  
26 Board Member Holyoak - aye  
27 Board Member Black - aye  
28

29 The vote was unanimous and the motion carried.  
30

31 **ZONING REGULATION AMENDMENT:**

32 **Zoning Regulation Amendment – Rock Walls:** The City of St. George would like to  
33 consider a request to amend Title 10-18A, Rockery Walls, of the St. George City Code,  
34 to make various changes to the rock wall portion of the zoning ordinance. Case No.  
35 **2024-ZRA-005** (Staff – Dan Boles)  
36

37 Link to discussion between Board Members: [00:17:43](#) [Recording 1]  
38

39 Agenda packet [Page 244]  
40

41 Link to motion: [01:23:50](#) [Recording 1]  
42  
43

44 **MOTION:**

45 A motion was made by Board Member Mathis to recommend approval of the  
46 new ordinance with the following conditions, rockery walls and other retaining  
47 walls will need to be engineering 4ft. and greater, maximum single tier height  
48 for residential will be 10ft., but we will allow them to go up to a two-tier of  
49 20ft. allowed in residential zones, in commercial and industrial we will allow  
50 single tier walls of 12ft. with the double tier wall maximum up to 24ft. The  
51 setback from face walls will be 10ft. The retaining walls be 3½ft we agree  
52  
53

5 with that recommendation, and subdivisions with 3½ft. or greater install  
6 retaining walls in subdivisions with that difference in height between pads. We  
7 recommend that a definition be provided and described, defining protective  
8 slopes versus retaining slopes and how those are addressed, as far as the  
9 protective slopes go. We recommend that water transmitting irrigation does  
10 not be included in the tiers between the bottom and top tier, some  
11 landscaping be installed there, but not anything that require irrigation and  
12 water for the livelihood of the wall.

13 **SECOND:**

14 The motion was seconded by Board Member Black.

15 **VOTE:**

16 Chair Sullivan called for a vote, as follows:

17  
18 Board Member Sullivan - aye  
19 Board Member Mathis - aye  
20 Board Member Black - aye  
21 Board Member Holyoak - aye  
22

23 The vote was unanimous and the motion carried  
24

25 **HILLSIDE DEVELOPMENT PERMIT:**

26 **Heath Snow Property – ON SITE:** Heath Snow is requesting a Hillside Development  
27 permit to adjust the location of the ridgeline and ridgeline setback on lot 32 of the  
28 South Rim at Foremaster Ridge Phase 2 subdivision in anticipation of the construction  
29 of a residential home. Case No. **2024-HS-006** (Staff – Dan Boles)  
30

31 Link to re-convene by Chair Sullivan: [00:00:05](#) [Recording 2]  
32

33 Link to discussion between Board Members and Applicant: [00:00:35](#) [Recording 2]  
34

35 Agenda packet [Page 257]  
36

37 Link to motion: [00:25:25](#) [Recording 2]  
38  
39

40 **MOTION:**

41 A motion was made by Board Member Mathis to recommend approval and the  
42 movement of the ridgeline back to stipulated areas, 10½ft off the property  
43 line to the south.

44 **SECOND:**

45 The motion was seconded by Board Member Holyoak.

46 **VOTE:**

47 Chair Sullivan called for a vote, as follows:

48  
49 Board Member Sullivan - aye  
50 Board Member Mathis - aye  
51 Board Member Holyoak – aye  
52

53 The vote was unanimous and the motion carried

5 The Hillside Review Board inadvertently approved minutes for the previous meeting,  
6 however, the minutes were not on the agenda. The Hillside Review Board will put the  
7 approval of the minutes on the agenda dated March 27, 2024.  
8

9 **ADJOURN:**

10 Link to move to adjourn: [00:28:17](#) [Recording 2]  
11

12 **MOTION:**

13 A motion was made by Chair Sullivan to adjourn.

14 **SECOND:**

15 The motion was seconded by Board Member Mathis.

16 **VOTE:**

17 Chair Sullivan called for a vote, as follows:  
18

19 Board Member Sullivan - aye

20 Board Member Mathis - aye

21 Board Member Holyoak - aye  
22

23 The vote was unanimous and the motion carried.  
24  
25  
26  
27

28 \_\_\_\_\_  
Monica Smith, Secretary