

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

PRESENT:

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

EXCUSED:

Board Member, James Sullivan

STAFF MEMBERS PRESENT:

Assistant Public Works Director, Wes Jenkins
Planner III, Daniel Boles
Planner II, Brenda Hatch
City Attorney, Daniel Baldwin

OTHERS PRESENT:

Ryan Thomas, Mike Terry, Nick Ence, Rhett Beazer

APPOINT VICE CHAIR

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

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

MOTION:

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

SECOND:

Board Member Mathis seconded the motion.

VOTE:

Board Member Black called for a vote, as follows:

Board Member Black - aye
Board Member Mathis - aye
Board Member Owens - aye

The vote was unanimous and the motion carried.

HILLSIDE DEVELOPMENT PERMIT:

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

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

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

MOTION:

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

SECOND:

The motion was seconded by Board Member Jeff Mathis.

VOTE:

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

Board Member Black - aye
Board Member Mathis - aye
Board Member Owens - aye
Board Member Holyoak - aye

The vote was unanimous and the motion carried.

HILLSIDE DEVELOPMENT PERMIT:

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

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

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

MOTION:

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

SECOND:

The motion was seconded by Board Member Jeff Mathis.

VOTE:

Vice Chair Owens called for a vote, as follows:

Board Member Black - aye
Board Member Mathis - aye
Board Member Owens - aye
Board Member Holyoak - aye

The vote was unanimous, and the motion carried.

APPROVAL OF MINUTES:

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

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

MOTION:

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

SECOND:

The motion was seconded by Board Member Mathis.

VOTE:

Vice Chair Owens called for a vote, as follows:

Board Member Black – aye
Board Member Mathis - aye
Board Member Owens - aye
Board Member Holyoak - aye

The vote was unanimous, and the motion carried.

/s/Brenda Hatch

Brenda Hatch, Planner II