

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

PRESENT:

**Board Member Chair, James Sullivan
Board Member, Jeff Mathis
Board Member, Kevin Holyoak
Board Member, Dave Black**

EXCUSED:

Board Member, Russ Owens

STAFF MEMBERS PRESENT:

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

OTHERS PRESENT:

**Applicant, Rhett Beazer
Applicant, Nick Ence
Landmark Consultant, Chad Hardman
Invited Guest, Wayne Rogers
Applicant, Heath Snow
Echelon Contracting, Brandon Nielsen**

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

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

HILLSIDE DEVELOPMENT PERMIT:

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

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

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

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

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

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

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

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

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Link to motion: [00:16:09](#) [Recording 1]

MOTION:

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

SECOND:

The motion was seconded by Board Member Black.

VOTE:

Chair Sullivan called for a vote, as follows:

Board Member Sullivan - aye
Board Member Mathis - aye
Board Member Holyoak - aye
Board Member Black - aye

The vote was unanimous and the motion carried.

ZONING REGULATION AMENDMENT:

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

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

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

MOTION:

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

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

SECOND:

The motion was seconded by Board Member Black.

VOTE:

Chair Sullivan called for a vote, as follows:

Board Member Sullivan - aye
Board Member Mathis - aye
Board Member Black - aye
Board Member Holyoak - aye

The vote was unanimous and the motion carried

HILLSIDE DEVELOPMENT PERMIT:

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

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

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

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

MOTION:

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

SECOND:

The motion was seconded by Board Member Holyoak.

VOTE:

Chair Sullivan called for a vote, as follows:

Board Member Sullivan - aye
Board Member Mathis - aye
Board Member Holyoak - aye

The vote was unanimous and the motion carried

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

ADJOURN:

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

MOTION:

A motion was made by Chair Sullivan to adjourn.

SECOND:

The motion was seconded by Board Member Mathis.

VOTE:

Chair Sullivan called for a vote, as follows:

Board Member Sullivan - aye

Board Member Mathis - aye

Board Member Holyoak - aye

The vote was unanimous and the motion carried.

/s/Monica Smith

Monica Smith, Secretary