

**ST. GEORGE HILLSIDE REVIEW BOARD MINUTES**  
**April 3, 2024, 8:30 A.M.**  
**ON SITE**

**PRESENT:**

**Board Member Chair, James Sullivan**  
**Board Member, Kevin Holyoak**  
**Board Member, Dave Black**  
**Board Member, Russ Owens**

**EXCUSED:**

**Board Member, Jeff Mathis**

**STAFF MEMBERS PRESENT:**

**Assistant Public Works Director, Wes Jenkins**  
**Development Office Director, Carol Winner**  
**Planner III, Daniel Boles**  
**City Landscape Architect, Mark Goble**  
**Development Office Supervisor, Monica Smith**

**OTHERS PRESENT:**

**Applicant, Bob Hermandson**  
**Applicant, Ryan Anderson**

Link to Call to Order by Chair Sullivan: [00:00:06](#)

**HILLSIDE DEVELOPMENT REVIEW:**

**Anderson-Wasatch – ON SITE**: 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. Case No. **2024-HS-007** (Staff – Dan Boles)

Link to presentation from Bush and Gudgell, including discussion between Board Members and Applicants: [00:00:37](#)

Link to questions by Board Member Black, including discussion between Applicants, Assistant Public Works Director, and Board Members: [00:03:28](#)

Link to discussion between Board Member Sullivan, including discussion between Applicants and Board Members: [00:12:06](#)

Link to questions by Board Member Owens, including discussion between Board Members and Applicants: [00:13:13](#)

Link to comments from Assistant Public Works Director, including discussion between Board Members and Applicants: [00:14:10](#)

Link to comments by Board Member Black, including discussion between Board Members and Applicants: [00:16:38](#)

Link to comments by Applicants, including discussion between Board Members and Applicants: [00:18:58](#)

Link to comments by Applicants, including discussion between Board Members, Assistant Public Works Director, Community Development Director, and Applicants: [00:23:07](#)

Link to comments by Assistant Public Works Director, including discussion between Board Members and Applicants: [00:32:14](#)

Link to questions by City Landscape Architect, including discussion between Board Members, City Landscape Architect, Assistant Public Works Director, and Applicants: [00:40:58](#)

Link to questions by Assistant Public Works Director, including discussion between Board members and Applicants: [00:43:42](#)

Link to questions by Board Member Sullivan, including discussion between Board members, Assistant Public Works Director, and Applicants: [00:45:30](#)

Link to questions by Assistant Public Works Director, including discussion between Board Members and Applicants: [00:46:18](#)

Link to comments by Board Member Black, including discussion between Board Members and Applicants: [00:52:13](#)

Link to questions by Board Member Owens, including discussion between Board Members, City Landscape Architect, Community Development Director, Planner, and Applicants: [00:54:35](#)

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Link to motion: [01:00:46](#)

**MOTION:**

A motion was made by Board Member Black to recommend that we recommend for approval the proposed open space modifications as presented by Bush and Gudgeon to the Tonaquint Property Exhibit and that it be modified to include three separate areas of open space which is a reduction from what was previously proposed.

Link to discussion on the motion: [01:01:26](#)

Link to amend motion: [01:01:50](#)

**AMENDED  
MOTION:**

Board Member Black amended his motion to include Board Member Owens' comments and recommendations.

**SECOND:**

The motion was seconded by Board Member Holyoak.

**VOTE:**

Chair Sullivan called for a vote, as follows:

Board Member Sullivan - aye  
Board Member Black - 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 the February 28, 2024, and March 13, 2024, meetings.

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Link to motion: [01:02:19](#)

**MOTION:**

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

**SECOND:**

The motion was seconded by Board Member Owens.

**VOTE:**

Chair Sullivan called for a vote, as follows:

Board Member Sullivan - aye  
Board Member Black - aye  
Board Member Owens - aye  
Board Member Holyoak - aye

**ADJOURN:**

Link to move to adjourn: [01:02:39](#)

**MOTION:**

A motion was made by Chair Sullivan to adjourn.

**SECOND:**

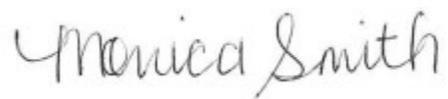
The motion was seconded by Board Member Black.

**VOTE:**

Chair Sullivan called for a vote, as follows:

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

The vote was unanimous and the motion carried.

A handwritten signature in cursive script that reads "Monica Smith".

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Monica Smith, Secretary