

ST. GEORGE HILLSIDE REVIEW BOARD MINUTES
July 10, 2024, 8:30 A.M.
ON SITE

PRESENT:

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

EXCUSED:

STAFF MEMBERS PRESENT:

Assistant Public Works Director, Wes Jenkins
Planner III, Mike Hadley
City Landscape Architect, Mark Goble
Development Office Supervisor, Monica Smith
Water Services Assistant Director, Kade Bringhurst
Assistant City Attorney, Daniel Baldwin

OTHERS PRESENT:

Alpha Engineering, Rhett Beazer

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

HILLSIDE DEVELOPMENT PERMIT:

Consider a request for a Hillside Development Permit to allow disturbance of areas in the 20-30%, 30-40%, and 40% and above slope areas. This application is required in order to replace the water tank on the property.
Applicant – St. George Water Department, representative, Rhett Beazer – Case No. 2024-HS-009 – ON SITE

BACKGROUND AND RECOMMENDATION: The Water Division of St. George City is proposing to replace an existing 2MG water tank which will include a new access road to be constructed to ensure there is no encroachment on the existing BLM property. Case No. **2024-HS-009** (Staff – Mike Hadley).

Link to comment by applicant, Rhett Beazer, describing the project, including discussion between Board Members and Mr. Beazer: [00:00:27](#)

Link to comment by Assistant Water Services Director, Kade Bringhurst, including discussion between Board Members and Mr. Bringhurst: [00:00:56](#)

Link to question by Assistant Public Works Director, Wes Jenkins, including discussion between Assistant Water Services Director, Kade Bringhurst, applicant, Rhett Beazer, and Mr. Jenkins: [00:03:23](#)

Link to question by Board Member Owens, including discussion between Board Members and Assistant Water Services Director, Kade Bringhurst: [00:03:41](#)

Link to question by Board Member Black, including discussion between Board Members and Mr. Bringhurst: [00:03:50](#)

Link to question by Assistant Public Works Director, including discussion between Board Members, Mr. Bringhurst, and Mr. Jenkins: [00:04:57](#)

Link to question by Chair Sullivan, including discussion between Board Members and Mr. Bringhurst: [00:05:20](#)

Link to comment by applicant, Rhett Beazer, including discussion between Board Members, Mr. Bringhurst, and Mr. Beazer: [00:05:36](#)

Link to question by Board Member Black, including discussion between Board Members and Mr. Bringhurst: [00:06:37](#)

Link to question by Board Member Black, including discussion between Board Members, applicant, Rhett Beazer, and Mr. Bringhurst: [00:06:50](#)

Link to comment by Board Member Black, including discussion between Board Members and Mr. Bringhurst: [00:08:03](#)

Link to question by Board Member Owens, including discussion between Board Members and Mr. Bringhurst: [00:10:47](#)

Link to comment by Chair Sullivan, including discussion between Board Members and Mr. Bringhurst: [00:11:29](#)

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Link to motion: [00:13:07](#)

MOTION:

A motion was made by Board Member Black to recommend for approval the construction of the new water tank to be constructed at 1023 N Cottonwood Springs Rd, with the following comments, one, that the cut slope for the new proposed access road be evaluated during construction to see that can be steepened up to minimize impact, second, evaluation further if access can be provided by the existing access or not, and third, that the risk of rockfall to the structures below the ridgetop be addressed by their geotechnical engineer, and that those risks be considered in the construction of the tank.

Link to discussion on the motion: [00:14:18](#)

Link to amended motion: [00:14:20](#)

**AMENDED
MOTION:**

Board Member Black amended his motion to include that any blasting that's required for the project be done in accordance with the draft blasting ordinance that the City of St. George is working on now.

SECOND:

The motion was seconded by Board Member Owens.

VOTE:

Chair Sullivan called for a vote, as follows:

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

The vote was unanimous and the motion carried

APPROVAL OF MINUTES:

Approval of the meeting minutes from the May 22, 2024 meeting.

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Link to motion: [00:15:07](#)

MOTION:

A motion was made by Board Member Mathis to approve the minutes from the last meeting.

SECOND:

The motion was seconded by Board Member Holyoak.

VOTE:

Chair Sullivan called for a vote, as follows:

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

ADJOURN:

Link to move to adjourn: [00:15:18](#)

MOTION:

A motion was made by Board Member Holyoak to adjourn.

SECOND:

The motion was seconded by Board Member Owens.

VOTE:

Chair Sullivan called for a vote, as follows:

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

The vote was unanimous and the motion carried.

/s/Monica Smith

Monica Smith, Secretary