

ST. GEORGE HILLSIDE REVIEW BOARD MINUTES
August 14, 2024, 8:30 A.M.
ON SITE

PRESENT:

Hillside Review Board 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, Dan Boles
City Landscape Architect, Mark Goble
Development Office Supervisor, Monica Smith
Assistant City Attorney, Daniel Baldwin

OTHERS PRESENT:

Adam Allen, American Land Consulting
Wayne Rogers, AGECE
Ronnie Gubler, Land owner
Floyd Jackson, Ultimate Construction INC
Jack de Ryk, Rosenberg Associates
Ray Allton, Rosenberg Associates
Ryan Thomas, DSG Engineering
Mike Terry, DSG Engineering

Link to Call to Order by Vice Chair: [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 and review possible construction in a possible landslide area. Applicant – American Land Consulting, LLC, representative, Adam Allen – Case No. 2024-HS-011 – ON SITE

BACKGROUND AND RECOMMENDATION: In 2019, The Hillside Review Board heard a request on this property for a hotel and associated parking structure. That application was ultimately approved by the City Council but had a number of conditions associated with construction, such as 15-18 feet of over-excavation and imported/structural fill, deep foundations, and a decant wall (intended to increase slope stability). The current application is to review two buildings that would be restaurants on two lots. Case No. **2024-HS-011** (Staff – Dan Boles).

Link to comment by applicant, Adam Allen, describing the project, including discussion between Board Members and Mr. Allen: [00:00:42](#)

Link to question by Assistant Public Works Director, Wes Jenkins, including discussion between Board Members, and Applicant, Adam Allen: [00:01:34](#)

Link to comment by Chair Sullivan, including discussion between Board Members, Wayne Rogers, Assistant Public Works Director, Wes Jenkins, and Adam Allen: [00:02:48](#)

Link to question by Board Member Ownes, including discussion between board members and Wayne Rogers: [00:08:20](#)

Link to question by Board Member Ownes, including discussion between board members, Wayne Rogers, and Assistant Public Works Director, Wes Jenkins: [00:10:33](#)

Link to question by Board Member Ownes, including discussion between Board Members and Wayne Rogers: [00:11:03](#)

Link to question by Assistant Public Works Director, Wes Jenkins, including discussion between Board Members, Mr. Jenkins, and Wayne Rogers: [00:11:15](#)

Link to comment by Board Member Black, including discussion between Board Members and Assistant Public Works Director, Wes Jenkins: [00:12:07](#)

Link to question by Assistant Public Works Director, Wes Jenkins, including discussion between Board Members and Mr. Jenkins: [00:14:13](#)

Link to comment by Wayne Rogers: [00:14:35](#)

Link to comment by Board Member Mathis, including discussion between Board members and Wayne Rogers: [00:14:57](#)

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Link to motion and discussion: [00:15:23](#)

MOTION:

A motion was made by Board Member Owens that we recommend approval the Black Ridge Restaurants with the understanding that there will be special considerations for the drainage and the landscape, that the drainage would be water tight that will get reviewed by the City, the foundation will either be over excavation or deep foundation, with installation of a monitoring well, inclinometers, piezometer, just to be able to monitor if something did happen at the site, hopefully that will be caught in the inclinometer.

SECOND:

The motion was seconded by Board Member Black.

VOTE:

Chair Sullivan called for a vote, as follows:

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

The vote was unanimous and the motion carried

HILLSIDE DEVELOPMENT PERMIT:

Consider a request for a Hillside Development Permit to adjust the location of the ridgeline and ridgeline setback on lot 44 of the Foremaster Ridge subdivision in anticipation of the construction of a residential home. Applicant – Jack de Ryk. Case No. 2024-HS-010– ON SITE

BACKGROUND AND RECOMMENDATION: This is a request to obtain a hillside development for the property located at 1856 E. Joe Cir. (lot 44, Foremaster Ridge). This location is a residential neighborhood, and the applicant would like to build a house on this lot. The rear of the applicant's property abuts the ridge line of Foremaster Ridge. The applicant is requesting to review the location of the 30-foot ridgeline setback as shown on the final plat for Foremaster Ridge lot 44 and establish the ridgeline which the applicant feels is more indicative of the actual ridgeline. Case No. **2024-HS-010** (Staff – Dan Boles).

Link to comment by Assistant Public Works Director, Wes Jenkins: [00:00:22](#) [recording 2]

Link to Board Member Black recusing himself from the item: [00:01:01](#)

Link to comment by contractor, Floyd Jackson, describing the project, including discussion between Board Members, Assistant Public Works Director, Wes Jenkins, and Mr. Jackson: [00:02:50](#)

Link to comment by Contractor, Floyd Jackson, including discussion between Board Members and Mr. Jackson: [00:06:22](#)

Link to question by Assistant Public Works Director, Wes Jenkins, including discussion between Board Members, Floyd Jackson, and Mr. Jenkins: [00:07:51](#)

Link to question by Chair Sullivan, including discussion between Board Members, Assistant Public Works Director, Wes Jenkins, and applicant Jack de Ryk: [00:09:37](#)

Link to question by Chair Sullivan including discussion between Board Members, applicant Jack de Ryk, Assistant Public Works Director, Wes Jenkins, and Ray Allton: [00:11:05](#)

Link to comment by Board Member Mathis, including discussion between Board Members and Ray Allton: [00:19:17](#)

Link to comment by Board Member Mathis, including discussion between Board Members, Ray Allton, and Jack de Ryk: [00:20:03](#)

Link to comment by Floyd Jackson, including discussion between Board Members, Ray Allton, and Mr. Jackson: [00:21:02](#)

Link to comment by Board Member Mathis, including discussion between Board Members and Jack de Ryk: [00:23:36](#)

Link to comment by Chair Sullivan, including discussion between Board Members and Assistant Public Works Director, Wes Jenkins: [00:24:20](#)

Link to question by Chair Sullivan, including discussion between Board Members and Assistant City Attorney, Daniel Baldwin: [00:24:54](#)

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Link to motion: [00:31:44](#)

MOTION:

A motion was made by Board Member Mathis to recommend approval of the ridgeline as we've established in this meeting based on six blue paint spots on the ridge, the applicant needs to meet the ordinance as far as 30 feet back from the established ridgeline. If they meet that requirement of 30 feet back, they should be recommended for approval.

SECOND:

The motion was seconded by Board Member Holyoak.

VOTE:

Chair Sullivan called for a vote, as follows:

Chair Sullivan – aye
Board Member Holyoak – 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 to allow disturbance of areas in the 20-30%, 30-40% and 40% and above slope areas and review possible construction in a rockfall hazard overlay area. Applicant – Mike Terry. Case No. 2023-HS-003– ON SITE

BACKGROUND AND RECOMMENDATION: This was heard by the City Council on August 1, 2024. There was discussion regarding the berm and the rockfall. A motion was made by council member Larkin, "that we do remand this to the hillside committee and ask them to review the second letter that came from AGEC and if they wish to move it forward to use to recommend a building pad." In October of 2020, Phase one of Juniper Cove was recorded creating the adjacent lot to the west of the subject property. There is a small outcropping of rock that is in the 20-30% slope category required a review by Hillside Review Board. Additionally, the property falls within the rockfall study zone requiring a study to be conducted on the property. The applicant has supplied a slope analysis and a rockfall study that was produced in 2018. The applicant supplied a secondary letter from AGEC regarding the rockfall area. Case No. **2023-HS-003** (Staff – Dan Boles).

Link to comment by Chair Sullivan: [00:33:33](#)

Link to comment by Planner, Dan Boles, including discussion between board members, Ryan Thomas, Mike Terry, Assistant Public Works Director, Wes Jenkins, Wayne Rogers, and Mr. Boles: [00:34:10](#)

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Link to motion: [00:39:03](#)

MOTION:

A motion was made by Board Member Black, based on Wayne's comments today and the updated letter, it appears they addressed our concerns concerning rockfall hazard on this particular lot and we do recommend they consider this lot for approval moving forward.

SECOND:

The motion was seconded by Board Member Mathis.

VOTE:

Chair Sullivan called for a vote, as follows:

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

The vote was unanimous and the motion carried

APPROVAL OF MINUTES:

Approval of the meeting minutes from the July 10, 2024 meeting.

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Link to motion: [00:39:48](#)

MOTION:

A motion was made by Board Member Holyoak to approve the minutes from the July 10, 2024 meeting.

SECOND:

The motion was seconded by Board Member Black.

VOTE:

Chair Sullivan called for a vote, as follows:

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

ADJOURN:

Link to move to adjourn: [00:40:17](#)

MOTION:

A motion was made by Board Member Mathis.

SECOND:

The motion was seconded by Board Member Owens.

VOTE:

Chair Sullivan called for a vote, as follows:

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

The vote was unanimous and the motion carried.

/s/Monica Smith

Monica Smith, Secretary