

**ST. GEORGE HILLSIDE REVIEW BOARD MINUTES
OCTOBER 23, 2024, 8:30 A.M.
ON SITE**

PRESENT:

Hillside Review Board Chair, James Sullivan
Board Member, Jeff Mathis
Board Member, Russ Owens
Board Member, Dave Black

EXCUSED:

Board Member, Kevin Holyoak

STAFF MEMBERS PRESENT:

Assistant Public Works Director, Wes Jenkins
Community Development Director, Carol Winner
Planner, Dan Boles
Planner, Brett Hamilton
City Landscape Architect, Mark Goble
Development Office Supervisor, Monica Smith
Assistant City Attorney, Daniel Baldwin

OTHERS PRESENT:

Jack de Ryk, Rosenberg Associates
Floyd Jackson, Contractor
William Haggerty, Property Owner
Logan Blake, DSG Engineering

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

Link to comment by Board Member Black regarding recusals: [00:00:28](#)

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 a ridgeline which the applicant feels is more indicative of the actual ridgeline. **Case No. 2024-HS-010** (Staff – Dan Boles).

Link to comment by Rosenberg Associates representative, Jack de Ryk, presenting the project, including discussion between Board Members, Assistant Public Works Director, Wes Jenkins, and Mr. de Ryk: [00:01:07](#)

Link to comment by Haggerty, property owner, including discussion between Board Members and Mr. Haggerty: [00:04:43](#)

Link to comment by Community Development Director, Carol Winner: [00:09:19](#)

Link to comment by Board Member Black, including discussion between Board Members and Floyd Jackson: [00:09:47](#)

Link to comment by Chair Sullivan, including discussion between Board Members and William Haggerty: [00:10:02](#)

Link to comment by Assistant Public Works Director, Wes Jenkins, including discussion between Board Members and Mr. Jenkins: [00:11:05](#)

Link to question by Board Member Black, including discussion between Board Members, Jack de Ryk, and Floyd Jackson: [00:18:43](#)

Link to comment by Community Development Director, Carol Winner, including discussion between Board Members, Floyd Jackson, and Ms. Winner: [00:22:54](#)

Link to question by Floyd Jackson, including discussion between Board Members and Mr. Jackson: [00:24:43](#)

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Link to motion: [00:27:23](#)

MOTION:

A motion was made by Board Member Owens to stay with the original ridgeline as outlined in our last meeting, and they work off that however they need to with the City from there.

SECOND:

The motion was seconded by Board Member Mathis.

VOTE:

Chair Sullivan called for a vote, as follows:

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

The vote was unanimous and the motion carried

Chair Sullivan excused himself from the second meeting.

Link to Call to Order by Vice Chair Owens: [00:00:00](#) [Recording 2]

HILLSIDE DEVELOPMENT PERMIT:

Consider a request for a Hillside Development Permit for the construction of a road and the extension of utilities from the existing round-a-bout located at the intersection of Movie Rock Dr and Ledges Parkway and continues southerly (parallel to SR-18) to the location of the proposed Trails Interchange project at mile post 7 of SR-18 with additional work within the Utah State Trust lands property to the west of said project. The applicant is DSG Engineering, Inc and the representative is Logan Blake. Case No. 2024-HS-013– ON SITE.

BACKGROUND AND RECOMMENDATION: This is a request to obtain a hillside development permit to construct an interchange near mile post 7 on SR-18 and a section of roadway to the west where existing slopes exceed 20%. No buildings or lots are proposed at this time. **Case No. 2024-HS-013** (Staff – Dan Boles).

Link to comment by applicant, Logan Blake presenting the project, including discussion between Board Members, Assistant Public Works Director, Wes Jenkins, and Mr. Blake: [00:00:29](#)

Link to question by Assistant Public Works Director, Wes Jenkins, including discussion between Board Members, Mr. Jenkins, and Logan Blake: [00:06:49](#)

Link to question by Board Member Black, including discussion between Board Members and Logan Blake: [00:07:49](#)

Link to comment by Assistant Public Works Director, Wes Jenkins, including discussion between Board Members, Logan Blake, and Mr. Jenkins: [00:09:12](#)

Link to comment by Board Member Black, including discussion between Board Members, Logan Blake, and City Landscape Architect, Mark Goble: [00:12:07](#)

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Link to motion: [00:13:40](#)

MOTION:

A motion was made by Board Member Black that the overall slope is less than 40% with some localized outcrops, and to look at the large hill slope across the wash, that they make it aesthetically a mixture of hydroseed and rocks, other than bare slope, and to optimize the cut slope.

SECOND:

The motion was seconded by Board Member Mathis.

5 **VOTE:**

6 Vice Chair Owens called for a vote, as follows:
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8 Board Member Black – aye
9 Board Member Mathis – aye
10 Board Member Owens – aye
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12 The vote was unanimous and the motion carried
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15 **APPROVAL OF MINUTES:**

16 Approval of the meeting minutes from the August 28, 2024 meeting.
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19

20 Link to motion: [00:19:43](#)
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22 **MOTION:**

23 A motion was made by Board Member Black to approve the minutes.
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25 **SECOND:**

26 The motion was seconded by Board Member Mathis.
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28 **VOTE:**

29 Vice Chair Owens called for a vote, as follows:
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31 Board Member Black – aye
32 Board Member Mathis – aye
33 Board Member Owens – aye
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35 **ADJOURN:**

36 Link to move to adjourn: [00:19:56](#)
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38 **MOTION:**

39 A motion was made by Board Member Black to adjourn.
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41 **SECOND:**

42 The motion was seconded by Board Member Mathis.
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45 **VOTE:**

46 Vice Chair Owens called for a vote, as follows:
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48 Board Member Black – aye
49 Board Member Mathis – aye
50 Board Member Owens – aye
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52 The vote was unanimous and the motion carried.
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5 /s/Monica Smith

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7 _____
Monica Smith, Secretary

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