

**ST. GEORGE HILLSIDE REVIEW BOARD MINUTES
NOVEMBER 20, 2024, 9:00 A.M.
ON SITE**

PRESENT:

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

EXCUSED:

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
Dave Nasal, Applicant
Dwain Schallenberger, Applicant
Eric McFadden, Premier Design
Ben Shakespeare, Shakespeare Development
Chad Buce, Straightline Architecture
Kim Town, Shakespeare Development
Nephi Hammon, Shakespeare Development
Rick Meyer, Bush & Gudgell
Wayne Rogers, AGECE

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%+ slope areas and review possible construction in a rockfall hazard overlay area. Applicant – Bush and Gudgell – Representative – Rick Meyer - Case No. 2024-HS-004 – ON SITE.

BACKGROUND AND RECOMMENDATION: This is a request to obtain a hillside permit for the property located at Canyon View Dr and Ostler Way. The applicants are proposing to build a new apartment development on this property. This property is in the hillside overlay. **Case No. 2024-HS-004** (Staff – Brett Hamilton).

Link to comment by Bush and Gudgell representative, Rick Meyer, describing the project and background information, including discussion between Board Members and Mr. Meyer: [00:00:47](#)

Link to question by Assistant Public Works Director, Wes Jenkins, including discussion between Mr. Jenkins and Mr. Meyer: [00:01:35](#)

Link to question by Ben Shakespeare, including discussion between Wes Jenkins and Mr. Shakespeare: [00:01:46](#)

Link to comment by Ben Shakespeare, including discussion between Board Members, Rick Meyer, Chad Buce, Wes Jenkins, and Mr. Shakespeare: [00:01:58](#)

Link to question by Board Member Mathis, including discussion between Board Members and Rick Meyer: [00:05:13](#)

Link to comment by Board Member Black, including discussion between Board Members, Community Development Director, Carol Winner, Wes Jenkins and Rick Meyer: [00:07:00](#)

Link to exhibit distributed by Board Member Black [\[Exhibit\]](#)

Link to comment by Ben Shakespeare, including discussion between Board Members and Mr. Shakespeare: [00:12:42](#)

Link to question by Chair Anderson, including discussion between Board Members, Ben Shakespeare, and Wes Jenkins: [00:14:27](#)

Link to comment by Board Member Black, including discussion between Board Members, Ben Shakespeare, and Wes Jenkins: [00:18:10](#)

Link to comment by Wayne Rogers, including discussion between Board Members, Ben Shakespeare, and Wes Jenkins: [00:20:22](#)

Link to comment by Wayne Rogers, including discussion between Board Members, Rick Meyer, Ben Shakespeare, Wes Jenkins, City Attorney, Daniel Baldwin, and Mr. Rogers: [00:31:43](#)

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Link to motion: [00:38:39](#)

MOTION:

A motion was made by Board Member Black to table this until the next meeting and they can address the slope map and the disturbance area percentages and provide some more detail of the construction in the western corner of the site.

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
Board Member Holyoak – aye

The vote was unanimous and the motion carried

HILLSIDE DEVELOPMENT PERMIT:

Consider a request for a Hillside Development Permit to allow the applicant to cut into the (20-40%+) hillside for access to a proposed townhome development. The hillside cut would also allow construction of the northern portion of the townhome site. The applicant has provided a slope analysis, proposed drainage report and site layout for construction. The applicant is Premier Design & Engineering, Inc. and the representative is Eric McFadden. Case No. 2024-HS-014– ON SITE.

BACKGROUND AND RECOMMENDATION: The northern portion of the property has slopes that are in the 20-40%+ range. When Riverside Drive was constructed in approximately 2005 some of those slopes were disturbed to make room for the road. The Willow Bend Townhomes project was previously approved by the City Council in April 2021. The previous approvals have expired so the project is being re-processed. **Case No. 2024-HS-014** (Staff – Brett Hamilton).

Link to Board Member Mathis recusing himself: [00:00:33](#) [Recording 2]

Link to comment by applicant, Eric McFadden explaining the project, including discussion between Board Members and Mr. McFadden: [00:01:00](#)

Link to question by Board Member Owens, including discussion between Board Members and Eric McFadden: [00:02:42](#)

Link to comment by Chair Sullivan, including discussion between Board Members and Eric McFadden: [00:04:45](#)

Link to comment by Board Member Black, including discussion between Board Members and Eric McFadden: [00:06:12](#)

Link to comment by Board Member Owens, including discussion between Board Member and Eric McFadden: [00:07:54](#)

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Link to motion: [00:14:28](#)

MOTION:

A motion was made by Board Member Black to recommend this for approval with the same recommendations as before.

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 Owens – aye

Board Member Holyoak – 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. The applicants are Jack de Ryk and Floyd Jackson. Case No. 2024-HS-010– ON SITE.

BACKGROUND AND RECOMMENDATION: This is a request to obtain a hillside permit 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. This application came before Planning Commission once before on August 27, 2024, at which time the Planning Commission recommended that the City Council approve the ridgeline as proposed by the Hillside Review Board. On October 23, 2024, the Hillside Review Board (HSRB) reviewed the application again and recommended the same coordinates for the ridgeline. The applicant would like the chance to present additional information to the HSRB. **Case No. 2024-HS-014** (Staff – Dan Boles).

Link to comment by Board Member Black, including discussion between Mr. Black and City Attorney, Daniel Baldwin: [00:00:33](#) [Recording 3]

Link to comment by applicant, Jack de Ryk introducing the project, including discussion between Board Members and Mr. de Ryk: [00:01:12](#)

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Link to motion and discussion on the motion: [00:04:57](#)

MOTION:

A motion was made by Board Member Black to approve the curvilinear ridgeline that's been shown on the plan and that the setback of the proposed residence as appropriate.

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 Mathis – 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 October 23, 2024 meeting.

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Link to motion: [00:00:06](#) [Recording 4]

MOTION:

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

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 Mathis – aye
Board Member Owens – aye
Board Member Holyoak – aye

ADJOURN:

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

MOTION:

A motion was made by Board Member Mathis to adjourn.

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 Mathis – aye
Board Member Owens – aye
Board Member Holyoak – aye

The vote was unanimous and the motion carried.

/s/Monica Smith

Monica Smith, Secretary