

**ST. GEORGE HILLSIDE REVIEW BOARD MINUTES
DECEMBER 18, 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, Brett Hamilton
City Landscape Architect, Mark Goble
Development Office Supervisor, Monica Smith
Assistant City Attorney, Daniel Baldwin

OTHERS PRESENT:

Rick Meyer, Bush and Gudgell
Wayne Rogers, AGECEC
Chad Buce, Straightline Architecture

Link to Call to Order by Chair Sullivan: [00:00:22](#)

HILLSIDE DEVELOPMENT PERMIT:

Consider a request for a Hillside Development Permit to allow disturbance of slope areas greater than 20% and to determine natural vs. man-made slope areas. 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: [00:00:55](#)

Link to question by Assistant Public Works Director, Wes Jenkins, including discussion between Rick Meyer, and Mr. Jenkins: [00:03:18](#)

Link to question by Assistant Public Works Director, Wes Jenkins, including discussion between Rick Meyer, and Mr. Jenkins: [00:03:54](#)

Link to question by Chair Sullivan, including discussion between Board Members, and Mr. Meyer: [00:05:01](#)

5 Link to question by Assistant Public Works Director, Wes Jenkins, including discussion
6 between Board Members, Wayne Rogers, Rick Meyer, and Mr. Jenkins: [00:06:01](#)
7

8 Link to question by Board Member Owens, including discussion between Board
9 Members, Wes Jenkins, and Wayne Rogers: [00:07:36](#)
10

11 Link to question by Board Member Holyoak, including discussion between Board
12 Members, and Wayne Rogers: [00:08:47](#)
13

14 Link to question by Assistant Public Works Director, Wes Jenkins, including discussion
15 between Board Members, Wayne Rogers, Rick Meyer, and Mr. Jenkins: [00:09:40](#)
16

17 Agenda packet [\[Page 3\]](#)
18

19 Link to motion and discussion on the motion: [00:12:16](#)
20

21 **MOTION:**

22 A motion was made by Board Member Mathis to recommend approval of this
23 agenda item, Canyon View Apartments, that they have met the ordinance
24 with disturbance areas, in the 20-30% range with the adjusted grades and
25 they have modified the retaining wall locations, and the areas in the disturbed
26 area, down below, have been previously disturbed and have not been
27 calculated as part of that disturbed area. Whether it's a final plat, or some
28 kind of subdivision document, a recorded easement that the pre-existing
29 buttress on the west side of this property be delineated and marked as a do
30 not disturb area.
31

32 **SECOND:**

33 The motion was seconded by Board Member Black.
34
35

36 **VOTE:**

37 Chair Sullivan called for a vote, as follows:
38

39 Chair Sullivan – aye
40 Board Member Mathis – aye
41 Board Member Owens – aye
42 Board Member Black – aye
43 Board Member Holyoak – aye
44

45 The vote was unanimous and the motion carried
46

47 **APPROVAL OF MINUTES:**

48 Approval of the meeting minutes from the November 20, 2024 meeting.
49

50 Agenda packet [\[Page 115\]](#)
51

52 Link to motion: [00:13:41](#)
53

5 **MOTION:**

6 A motion was made by Board Member Black to approve the minutes.
7

8 **SECOND:**

9 The motion was seconded by Board Member Mathis.
10

11 **VOTE:**

12 Chair Sullivan called for a vote, as follows:
13

14 Chair Sullivan – aye
15 Board Member Black – aye
16 Board Member Mathis – aye
17 Board Member Owens – aye
18 Board Member Holyoak – aye
19

20 **ADJOURN:**

21 Link to move to adjourn: [00:13:53](#)
22

23 **MOTION:**

24 A motion was made by Board Member Black to adjourn.
25

26 **SECOND:**

27 The motion was seconded by Board Member Mathis.
28

29 **VOTE:**

30 Chair Sullivan called for a vote, as follows:
31

32 Chair Sullivan – aye
33 Board Member Black – aye
34 Board Member Mathis – aye
35 Board Member Owens – aye
36 Board Member Holyoak – aye
37

38 The vote was unanimous and the motion carried.
39
40

41 /s/Monica Smith

42 _____
43 Monica Smith, Secretary