

ST. GEORGE HILLSIDE REVIEW BOARD MINUTES
October 22, 2025, 8:30 A.M.
ON SITE

PRESENT:

Hillside Review Board Chair, James Sullivan
Board Member, Dave Black
Board Member, Jeff Mathis
Board Member, Kevin Holyoak
Board Member, Hugo Angeles

EXCUSED:

STAFF MEMBERS PRESENT:

Assistant Public Works Director, Wes Jenkins
City Landscape Architect, Mark Goble
Community Development Director Carol Winner
Planner, Brenda Hatch
Assistant City Attorney, Kristopher Pearson
Development Office Supervisor, Angie Jessop

OTHERS IN ATTENDANCE:

Applicant, Ryan Shaw
Applicant, Isaac Barlow
Applicant Mike Bradshaw

Site # 1

Link to Call to Order by Board Chair Sullivan [00:00:11](#)

Link to Roll Call [00:00:21](#)

ITEM 1

Banded Ridge Hillside Revision –

This is a request for a Hillside Development permit to request modification to the approved location of the rock fall hazard line approved with the original Hillside permit. The applicant is RS Custom Homes, and the representative is Ryan Shaw. Case No. 2025-HS-009 (Staff, Dan Boles)

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Link to presentation by Applicant Ryan Shaw [00:01:13](#)

Link to discussion between Hillside Board Members [00:01:35](#)

Link to motion [00:15:30](#)

MOTION:

A motion was made by Board Member Black recommend approval of the adjustment of the rock fall hazard line as recommended by AGEC for the 3 lots in question, that it be noted that the drainage ditch catchment berm needs to have periodic inspections and maintenance, as required.

SECOND:

The motion was seconded by Board Member Mathis.

VOTE:

Board Chair Sullivan called for a vote, as follows:

Chair Sullivan – aye
Board Member Mathis – aye
Board Member Angeles –nay
Board Member Black –aye
Board Member Holyoak – aye

The vote was 4-1. Motion carries.

Adjourn from this location to Item 2 location [00:16:38](#)

Site #2

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

Link to Roll Call [00:00:10](#)

ITEM 2

Tech Ridge Zip Line & Chair Lift –This is 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. The applicant is Alliance Consulting and the representative is Mike Bradshaw. Case No. 2025-HS-008 (Staff, Brenda Hatch)

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Link to presentation by Applicant Mike Bradshaw [00:01:27](#)

Link to discussion between Hillside Board Members [00:04:10](#)

Link to motion [00:25:25](#)

MOTION:

A motion was made by Board Member Black to recommend for approval this project based on their approach and plan to do very minimal disturbance and mitigate any disturbance on the hillside, and they have selected areas outside of the steep slope areas for the poles and they appear to meet the intent of the ordinance with their plan. Also, we acknowledge the location where the poles are going up, west side boundary is on a landslide, and we recommend that an analysis be done with the design project.

SECOND:

The motion was seconded by Board Member Holyoak.

VOTE:

Board Chair Sullivan called for a vote, as follows:

Chair Sullivan – aye

Board Member Mathis – aye
Board Member Angeles –nay
Board Member Black –aye
Board Member Holyoak – aye

The vote was 4-1. Motion carries.

Board Member Black initiated a new discussion regarding the possible proposal of a Geological Hazard Ordinance and this item was discussed with Board Members [00:27:29](#)

APPROVAL OF MINUTES:

Consider a request to approve the minutes from the June 25, 2025 meeting

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Link to motion [00:31:36](#)

MOTION:

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

SECOND:

The motion was seconded by Board Member Black.

VOTE:

Board Vice Chair Angeles called for a vote, as follows:

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

The vote was unanimous and the motion carried

MOTION:

A motion was made to adjourn.

/s/Angie Jessop

Angie Jessop, Development Office Supervisor

October 22, 2025
