

**ST. GEORGE HILLSIDE REVIEW BOARD MINUTES
MARCH 31, 2026, 8:30 A.M.
ON SITE APPROXIMATELY 3000 NORTH HIGHWAY 18**

PRESENT:

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

EXCUSED:

Hillside Review Board Member, Dave Black

STAFF MEMBERS PRESENT:

Assistant Public Works Director, Wes Jenkins
City Landscape Architect, Mark Goble
Planner, Dan Boles
Assistant City Attorney, Kristopher Pearson
Development Office Supervisor, Angie Jessop

OTHERS IN ATTENDANCE:

Applicant, Brandee Walker

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

Link to Roll Call [00:00:23](#)

ITEM 1

Trails East HS

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. This application is required in order to develop the property into multi-family and single-family homes. There will be a commercial element in the future. The applicant is Civil Science, and the representative is Brandee Walker. Case no. 2026-HS-002 (Staff Dan Boles)

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Link to presentation by Brandee Walker [00:00:57](#)

Link to discussion between Hillside Board Members [00:02:07](#)

Adjourn meeting at this location to move to next location [00:12:09](#)

Resume meeting at 2nd location.

Discussion with Hillside Review Board members [00:00:13](#)

Link to motion [00:09:03](#)

MOTION:

A motion was made by Board Member Mathis to recommend approval for the residential areas, primary focus on this one was the West side, more high density development area. But also looking at the overall general map to the

east and to the north, the west side does not see any issues or concerns necessarily. We will have commercial later, in some of the other areas. We do have a couple areas of concern, as we move further to the north and east, where we have some over 40% slopes that we would like to look at again, as more design gets put together and we are able to access that in an easier manner. We have circled three areas of concern that we want to view, Brandee (Walker) has the map [\[Exhibit A\]](#) and we will look at it in the future. Besides that, there are a few other areas inside the development that has noncontiguous areas that we are not concerned about, that is not out-croppings or anything that wouldn't meet ordinance.

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 –aye
Board Member Black –absent
Board Member Holyoak – aye

The vote is unanimous. Motion carries.

APPROVAL OF MINUTES:

Consider a request to approve the minutes from the March 24, 2026 meeting

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Link to motion [00:11:28](#)

MOTION:

A motion was made by Board Member Mathis to approve the minutes from the March 24, 2026 meeting.

SECOND:

The motion was seconded by Board Member Angeles.

VOTE:

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

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

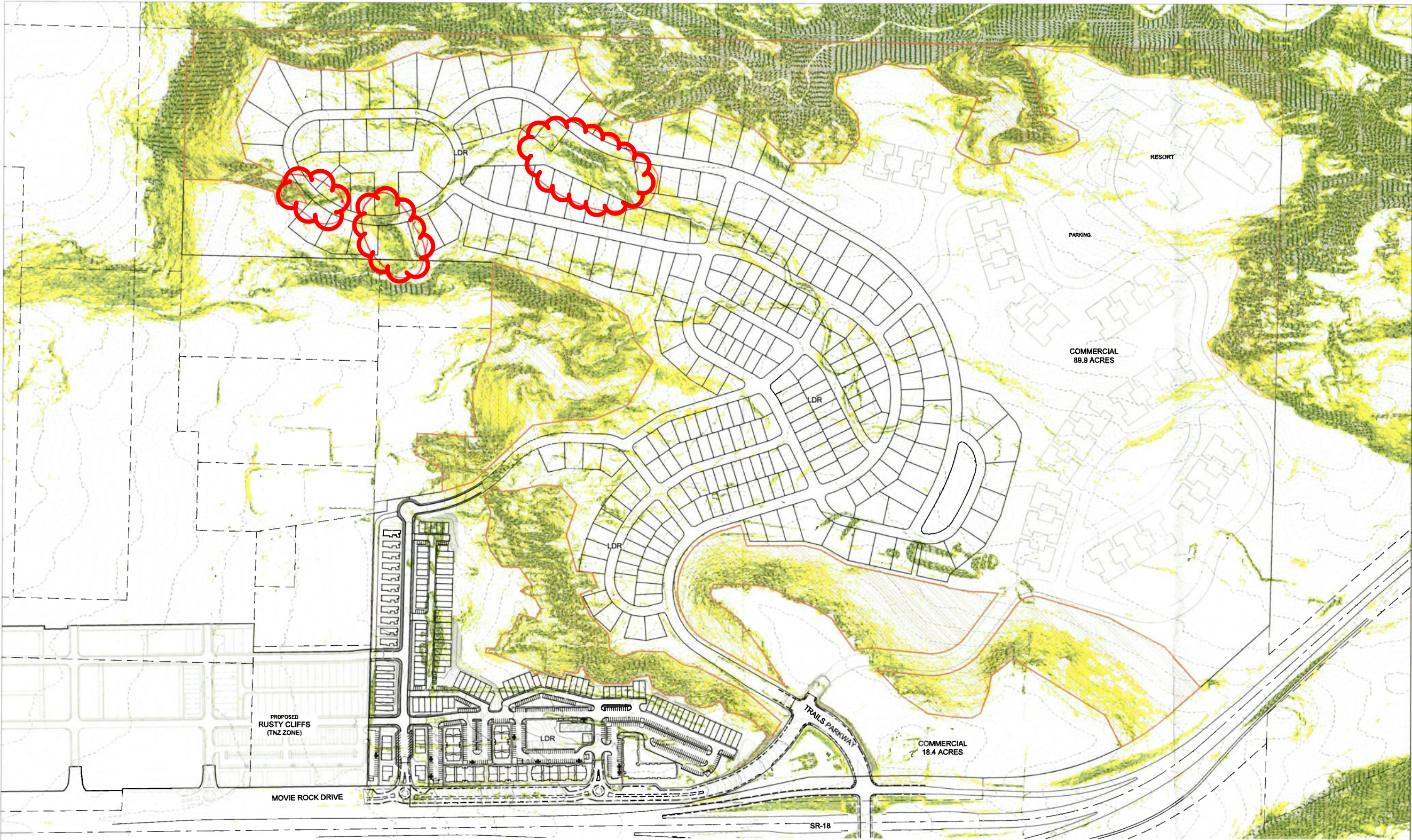
The vote is unanimous and the motion carries

MOTION:

A motion was made by Board Member Holyoak to adjourn [00:12:17](#)

/s/ **Angie Jessop**

Angie Jessop, Development Office Supervisor



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ST. GEORGE, UT 84770
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DEVELOPMENT MAP
TRAILS EAST
LOCATED IN ST. GEORGE, UTAH

PROJ. # P25586
DRAWN BY: BLW
DATED: 03/17/2026
SCALE OF SHEET
HOR SCALE: 1" = 200'

SHEET
C3

PD-R AREA = 214.35 ACRES
DEVELOPABLE AREA = 148.92 ACRES (HILLSIDE LIMITS)
UNITS = 575 TOTAL
269 SINGLE FAMILY
82 TOWNHOMES
224 APARTMENTS
DENSITY = 3.9 D.U./ACRE (575/148.92)
OPEN SPACE:
DEVELOPED AMENITIES = 1.9 ACRES
DEVELOPED LANDSCAPE = 3.5 ACRES
NATURAL OPEN SPACE = 106.1 ACRES
TOTAL = 111.5 ACRES (48%)

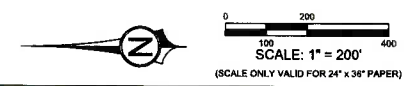
PD-TNZ AREA = 10.0 ACRES
DEVELOPABLE AREA = 9.7 ACRES (-0.3 HILLSIDE)
UNITS = 32
17 SINGLE FAMILY
15 TOWNHOMES
DENSITY = 3.2 D.U./ACRE

Developable Area Table	
Slopes	Area (Acres)
0% - 20%	254.33
20% - 30%	36.75
30% - 40%	19.31
40% - Vertical	22.29
	332.65

Use Table				
Use	Area (Acres)	Develop (Acres)	Units	Density
TNZ	10.0	9.7	32	3.2 D.U./Ac
PD-R	214.35	148.92	575	3.9 D.U./Ac
PD-C	108.3	107.6	NA	NA
	332.65	266.33		

Slopes Table			
Minimum Slope	Maximum Slope	Area (Acres)	Color
0%	20%	254.33	
20%	30%	36.75	
30%	40%	19.31	
40%	VERTICAL	22.29	
		332.65	

HILLSIDE AREA NOT DISTURBED = 77.3 ACRES



DEVELOPMENT MAP
TRAILS EAST