

ST. GEORGE HILLSIDE REVIEW BOARD MINUTES
July 22, 2026, 8:30 A.M.
ON SITE, 2 locations

PRESENT:

Hillside Review Board Chair James Sullivan
Hillside Review Board Member, Dave Black (absent Item 1, present Item 2)
Hillside Review Board Member, Hugo Angeles
Hillside Review Board Member, Jeff Mathis

EXCUSED:

Hillside Review Board Member, Kevin Holyoak

STAFF MEMBERS PRESENT:

Assistant Public Works Director, Wes Jenkins
Community Development Director, Carol Winner
Engineering Manager, Carolyn Prickett
City Landscape Architect, Paul Stead
Planner, Brenda Hatch
Assistant City Attorney, Kristopher Pearson
Development Office Supervisor, Angie Jessop

OTHERS IN ATTENDANCE:

Location #1
Applicant Jared Bates
Owner/Developer Sam Flemataakis
Arnold De Castro

Location #2
Corey Edwards
Nate Ormand

SITE #1, approximately 280 S Luce Del Sol Dr.

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

Link to Roll Call [00:00:18](#)

ITEM 1

Mirabella at Sunbrook - This is a request to obtain a hillside permit for the property generally located south of Sunbrook Dr and east of Luce Del Sol Dr in anticipation of construction of seven (7) three story condominium buildings, a private street and amenity areas. This property is in the hillside overlay. The applicant is Rosenberg Associates, represented by Jared Bates. Case No. 2026-HS-004

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Link to presentation by Jared Bates [00:01:05](#)

Discussion with Hillside Review Board members, staff members and applicants
[00:02:00](#)

Link to motion [00:38:41](#)

MOTION:

A motion was made by Board Member Angeles to recommend approval of the project with the recommendation that all the man-made materials are okay to be removed and no natural materials need to be touched. And regarding the areas with building E, we recommend to do slope stability analysis on the hill on the side and we recommend to come back here to review those studies.

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

The vote is unanimous. Motion carries.

Adjourn from this location to Site #2 location [00:39:53](#)

SITE #2, approximately 584 S Dixie Drive in the Northeast Cul de sac.

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

Link to Roll Call [00:00:30](#)

ITEM 2

Crown Point Lots 18, 19, 20 Hillside Disturbance Mitigation – This is a request to consider a Hillside Development Permit to remove excess material from hillside placed during over excavation of 3 residential lots. The applicant is Jace Jackson. Case No. 2026-HS-005

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Link to presentation by Corey Edwards [00:00:57](#)

Discussion with Hillside Review Board members, staff, and applicants [00:03:35](#)

Link to motion [00:34:58](#)

MOTION:

A motion was made by Board Member Mathis to do a continuance on this property for item 2 on the agenda. We are looking for a comparison between historical contours, new contours, what's been filled; we need information on where the utilities are on the site relative to the property lines. The south corner is more concerning than the north side, but we will address that once this gets

continued. We would also like to make sure that they have engineered drawings and stability analysis on the slopes, possible retaining wall locations, what the final grades would be, and that type of engineering information.

SECOND:

The motion was seconded by Board Member Black.

VOTE:

Board Chair Sullivan called for a vote, as follows:

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

The vote is unanimous. Motion carries.

Link to question of clarification by applicant and discussion with Board Members [00:36:35](#)

APPROVAL OF MINUTES:

Consider a request to approve the minutes from the May 27, 2026 meeting

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Link to motion [00:38:50](#)

MOTION:

A motion was made by Board Member Black to approve the minutes from the May 27, 2026 meeting.

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

The vote is unanimous and the motion carries

MOTION:

A motion was made by Board Member Mathis to adjourn.

/s/ Angie Jessop

Angie Jessop, Development Office Supervisor