ST. GEORGE HILLSIDE REVIEW BOARD MINUTES
August 26, 2026, 8:30 A.M.
ON SITE, 2 locations

PRESENT:

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

EXCUSED:

Hillside Review Board Chair James Sullivan

STAFF MEMBERS PRESENT:

Assistant Public Works Director, Wes Jenkins
Community Development Director, Carol Winner
City Landscape Architect, Mark Goble (present at location #1, absent at location #2)
Planner, Brenda Hatch (present at location #1, absent at location #2)
Planner Brian Dean
Assistant City Attorney, Alicia Carlton
Development Office Supervisor, Angie Jessop

OTHERS IN ATTENDANCE:

Location #1
Applicant Representative Tyrell Fife

Location #2
Applicant Ken Miller
Applicant Curt Gordon

SITE #1, Southeast parking lot on Medical Center Drive

Link to Call to Order by Board Vice Chair Angeles 00:00:00
Link to Roll Call 00:00:20

ITEM 1

IHC St George Regional Hospital Parking Lot Expansion

A request to obtain a Hillside Development Permit to allow disturbance of areas in the 20-30%, 30-40% and 40% and above slope areas for a parking lot expansion to add 137 additional parking spaces to the off-site parking lot. The applicant is Great Basin Engineering, and the representative is Heather Avner. Case number 2026-HS-006

Agenda Packet [Page 4]

Link to presentation by Wes Jenkins and discussion with Hillside Review Board members and staff 00:01:29

Link to motion 00:10:32

MOTION:

A motion was made by Board Member Black recommend for approval the plan for the St George Regional Hospital Parking Lot Expansion Project, with the following conditions. 1, they need to have an updated GeoTechnical report done that is site-specific that is current and addresses the specific site of the project. And 2, that they consider looking at the cut-slope at the rear of the project where it extends up the hill; it could maybe be minimized with the construction of a rockery or retaining wall, that has rocks similar in nature to the basalt in the area that would match with the landscaping that they have planned. We have looked at the slope map and any slopes that were 20-30 % or greater than 30%, in our opinion, are non-contiguous, or either man-made and isolated and they shouldn't be considered steep slopes for this project.

SECOND:

The motion was seconded by Board Member Mathis.

Link to discussion on the motion 00:12:23

VOTE:

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

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

The vote is unanimous. Motion carries.

Adjourn from this location to Site #2 location 00:16:10

SITE #2, southeast end of Joey Way in Desert Canyons

Link to Call to Order by Board Vice Chair Angeles 00:00:00
Link to Roll Call 00:00:12

ITEM 2

Desert Haven

A request to obtain a Hillside Development Permit to allow disturbance of areas in the 20-30%, 30-40%, and 40% and above slope areas, to develop single-family homes. The applicant is DSG Engineering and the representative is Ken Miller. Case No. 2026-HS-007

Agenda Packet [Page 225]

Link to presentation by applicant Ken Miller and discussion with Hillside Review Board Members and staff 00:01:01
Exhibit A (see below)

Link to motion 00:16:12

MOTION:

A motion was made by Board Member Black to recommend for approval the disturbance to the hillside as proposed of the Desert Haven subdivision with the following conditions. 1, that they have an update to the Geotechnical letter or report that addresses the proposed grading plan, that brings it current to date and addresses recommended cut and fill slope stability. We also understand that the plan cuts will be mitigated with a rock armoring material of basalt or natural type cobble to mitigate the scaring.

SECOND:

The motion was seconded by Board Member Holyoak.

VOTE:

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

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

The vote is unanimous. Motion carries.

APPROVAL OF MINUTES:

Consider a request to approve the minutes from the July 22, 2026 meeting

Agenda Packet [page 333]

Link to motion 00:18:00

MOTION:

A motion was made by Board Member Mathis to approve the minutes from the July 22, 2026 meeting.

SECOND:

The motion was seconded by Board Member Black.

VOTE:

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

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

The vote is unanimous and the motion carries

MOTION:

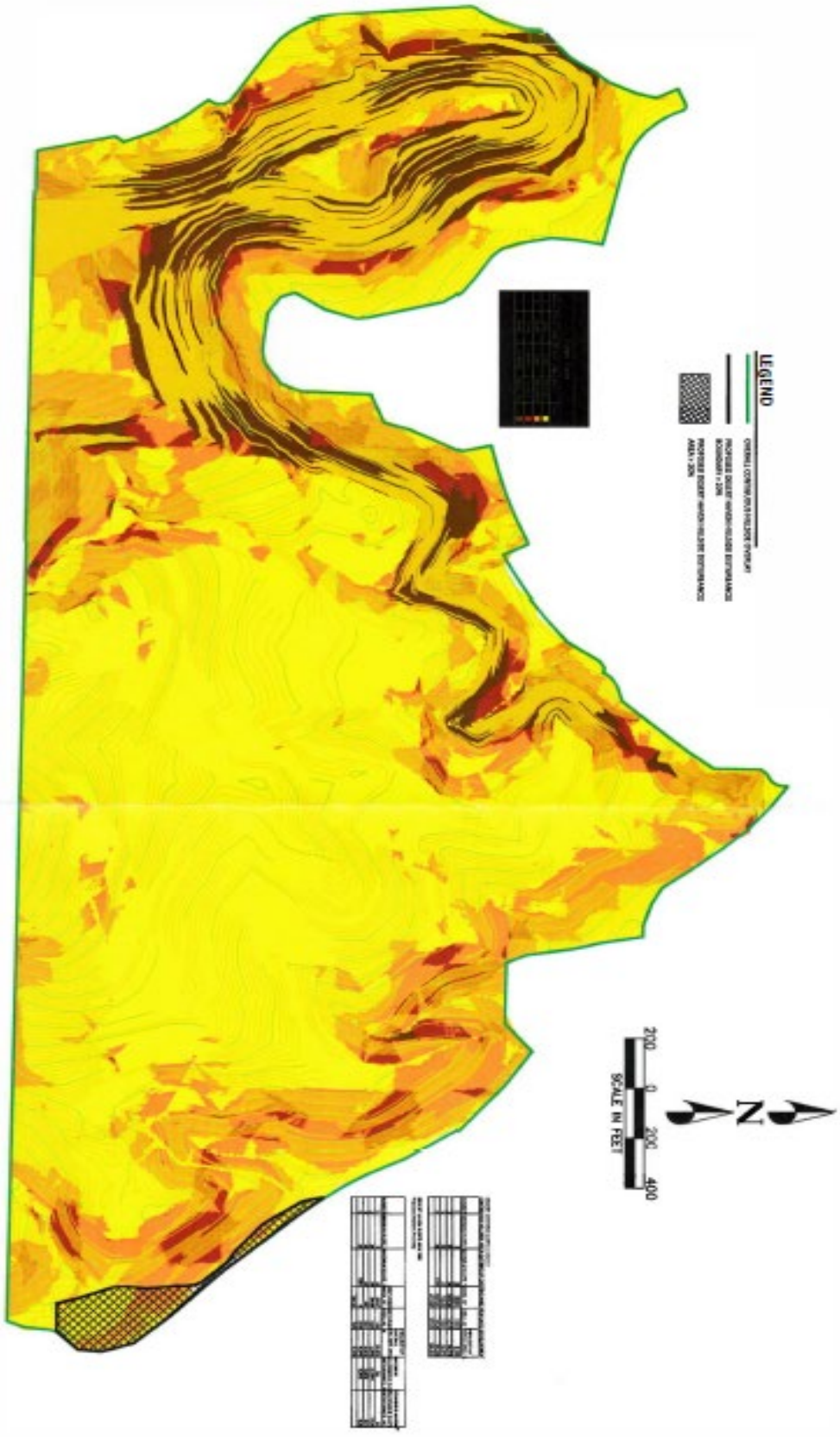
A motion was made by Board Member Mathis to adjourn.

/s/ **Angie Jessop**

_____

Angie Jessop, Development Office Supervisor

Exhibit A



DEVELOPMENT SOLUTIONS, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS

DESERT HAVEN
AT DESERT CANYONS
ST. GEORGE, UTAH

SLOPE MAP

1 OF 1 TOTAL