

**NOTICE OF MEETING  
PLANNING COMMISSION  
CITY OF ST. GEORGE  
WASHINGTON COUNTY, UTAH**

**Public Notice**

Notice is hereby given that the Planning Commission of the City of St. George, Washington County, Utah, will hold a Planning Commission meeting in the City Council Chambers, 175 East 200 North, St George, Utah, on Tuesday, March 26, 2024, commencing at 5:00 p.m.

The agenda for the meeting is as follows:

Call to Order

Flag Salute

**1. Consider approval of a hillside development permit to adjust the location of the ridgeline and the ridgeline setback on lot 32 of the South Rim at Foremaster Ridge Phase 2 subdivision. Case No 2024-HS-006 – Applicant Heath Snow**

BACKGROUND AND RECOMMENDATION: The Hillside Review Board held a public meeting on site to review the proposed Hillside Development Permit on March 13, 2024. The Hillside Review Board forwarded a positive recommendation to move the ridgeline back to stipulated areas, approximately 10.5 ft off the property line to the south.

**2. Consider approval of a preliminary plat Red Pine Phase 5-6, a forty-four (44) lot residential subdivision Case No 2024-PP-004 – Applicant Mike Terry, DSG Civil**

BACKGROUND AND RECOMMENDATION: The property is 15.37 acres and is generally located north of Maplecrest Drive and approximately ¼ mile east of 2890 South. The property was zoned R-1-10 in January of this year in anticipation of this plat. It is recommended that an easement on the adjacent property to the north and east is granted for grading purposes.

**3. Minutes**

Consider a request to approve the meeting minutes from the March 12, 2024, meeting.

**4. City Council Items**

*Carol Winner, the Community Development Director will report on items heard at the March 21, 2024, City Council meeting.*

1. 2024-GPA-004 Old Farm

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Monica Smith – Development Office Supervisor

Reasonable Accommodation: The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the City Human Resources Office at (435) 627-4674 at least 24 hours in advance if you have special needs.

HILLSIDE REVIEW BOARD AGENDA REPORT: **03/13/2024**  
 PLANNING COMMISSION AGENDA REPORT: **03/26/2024**

<b>Heath Snow Property – South Rim at Foremaster Ridge Phase 2 Lot 32</b> Hillside Development Permit (Case No. 2024-HS-006)	
<b>Request:</b>	A Hillside Development Permit to adjust the location of the ridgeline and ridgeline setback on lot 32 of the South Rim at Foremaster Ridge Phase 2 subdivision in anticipation of the construction of a residential home.
<b>Applicant:</b>	Heath Snow
<b>Location:</b>	1636 East Howard Lane
<b>General Plan:</b>	Low Density Residential (LDR)
<b>Existing Zoning:</b>	Single Family Residential, minimum lot size 10,000 sf (R-1-10)
<b>Surrounding Zoning:</b>	North   R-1-10
	South   R-1-10
	East   R-1-10
	West   R-1-10
<b>Land Area:</b>	Approximately 0.32 acres



## **BACKGROUND**

This is a request to obtain a hillside permit for the property located at 1636 E. Howard Lane (Lot 32, South Rim at Foremaster Ridge Phase 2). (See Exhibit A, South Rim at Foremaster Ridge Phase 2 final plat.) This location is a residential neighborhood, and the applicant would like to build a house on this lot. The rear of the applicant's property abuts the ridge line of Foremaster Ridge. The plat identifies this ridge line as having a 30' ridge line setback area and states, "*No structures, walls, or solid fences are allowed within the 30' foot ridge line setback area.*"

The applicant is requesting to review the location of the 30-foot ridgeline setback as shown on the final plat for South Rim at Foremaster Ridge Phase 2 lot 32 and propose a new ridgeline which the owner feels is more indicative of the actual ridgeline.

The Hillside Review Board (HSRB) met with the applicant on the property and discussed the request to adjust the ridgeline. While the applicant had requested a fairly significant change in the boundary, the HSRB felt that it was prudent to make an adjustment approximately 11 feet to the south, which effectively would effectively move where structures would have to be setback from closer to the property line though not to the extent requested by the applicant.

## **APPLICABLE ORDINANCE(S) (Selected portions)**

### **10-13A-6: Building Setbacks and Additional Design Standards:**

- A. *Front Setback along Streets:* Along streets where the slope of the adjacent property to the street is over fifteen percent (15%), the minimum setback is twenty feet (20').
- B. *Setbacks:* All setbacks shall conform to the underlying zone criteria except as provided herein. No structure or accessory structure shall be constructed within the setback area as defined below. However, a see-through wrought iron fence with at least fifty percent (50%) of the fence open, landscaping, and a nonvertical swimming pool are permitted in the setback area.
  1. *Ridgelines:* All ridgelines as shown on the ridgeline map shall be subject to the setback provisions contained herein. Setbacks from ridgelines not identified on the ridgeline map shall be a minimum of thirty feet (30'), or greater if recommended in the geotechnical reports.
  2. *Plateaus:* On plateaus, the setback from the ridgeline shall be a minimum of fifty feet (50') unless a greater setback is recommended in the geotechnical reports.

C. *Cuesta*: Where a ridgeline occurs on a cuesta, the minimum setback shall be one hundred feet (100') measured normal (perpendicular) to the closest point of the ridge, unless a greater setback is recommended in the geotechnical report.

D. *Additional Design Standards*:

1. Retaining walls shall be colored to blend into the surrounding natural geology.
2. Retaining wall height is limited to the heights set forth in chapter 18 of this title and the standards for rock wall construction.
3. Building exterior colors shall be earth tone and blend with the surrounding natural landscape.
4. In residential zones, "no disturbance" areas shall be held as the "common area" of a project. Common areas shall be owned and maintained by the homeowners' association or may be deeded to the city when accepted by the city.
5. In nonresidential zones, any "no disturbance" area shall be identified on the final site plan or final plat.
6. Any required no disturbance area shall be identified on the ground with temporary fencing or other approved means to prevent accidental disturbance of the area during construction and such fencing shall be installed prior to issuance of a grading permit.
7. The building site shall be located on the flattest portion of the parcel.
8. No structure shall extend over any natural ridgeline. The structure shall be in contact with the ground at all edges. (Ord. 2019-10-002, 10-10-2019)

**EXHIBITS PROVIDED**

1. Exhibit A – South Rim at Foremaster Ridge Phase 2 Plat  
"Exhibit A" in the packet shows the plat of South Rim at Foremaster Ridge Phase 2.
2. Exhibit B – Aerial of Existing Ridgeline with Plat Overlay  
"Exhibit B" is an aerial map with the South Rim at Foremaster Ridge Phase 2 Plat overlaid.
3. Exhibit C – Map of Proposed Ridgeline  
"Exhibit D" is a map showing the location of the proposed ridgeline designation with the proposed ridgeline and ridgeline setback of Lot 32.
4. Exhibit D – Presentation

**RECOMMENDATION**

The HSRB met with the applicant on his request to adjust the boundary of the ridgeline and the ridgeline setback for Lot 32 of the South Rim at Foremaster Ridge Phase 2 plat. They recommended that it be adjusted in accordance with the exhibit outlined in the presentation.









## EXHIBIT B AERIAL IMAGES OF LOT 32





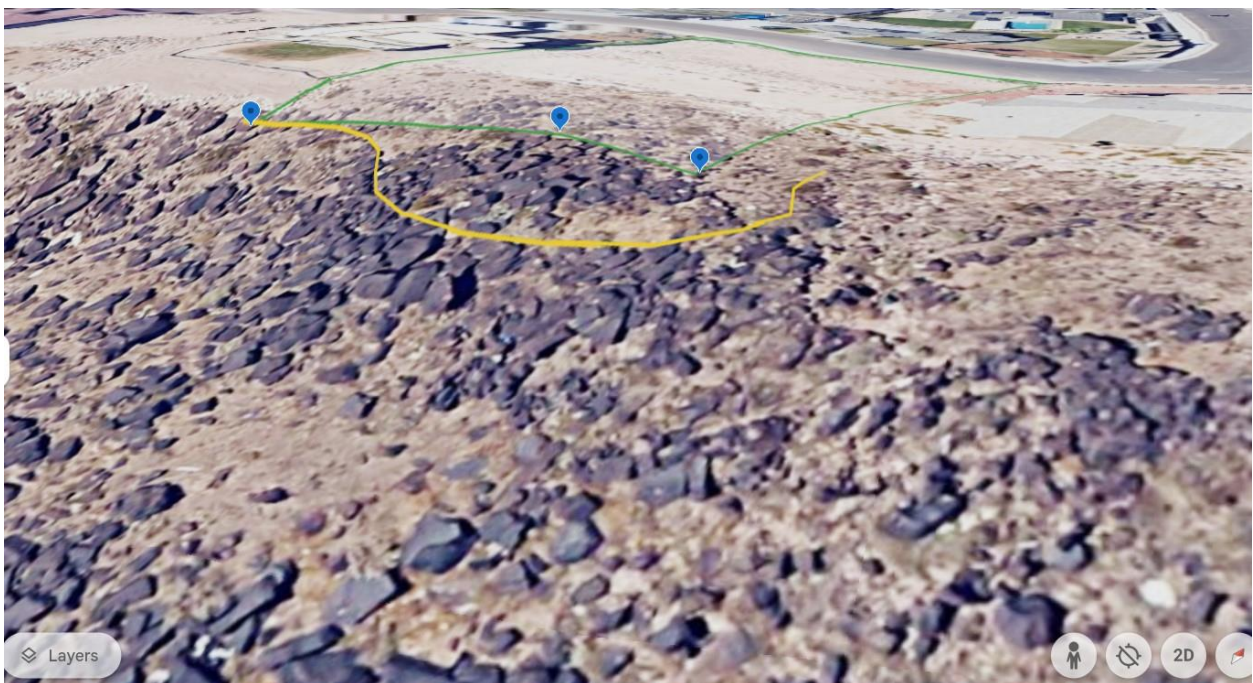
PC 2024-HS-006  
South Rim at Foremaster Ridge  
Phase 2 Lot 32  
Page 8

3/7/24, 10:53 AM

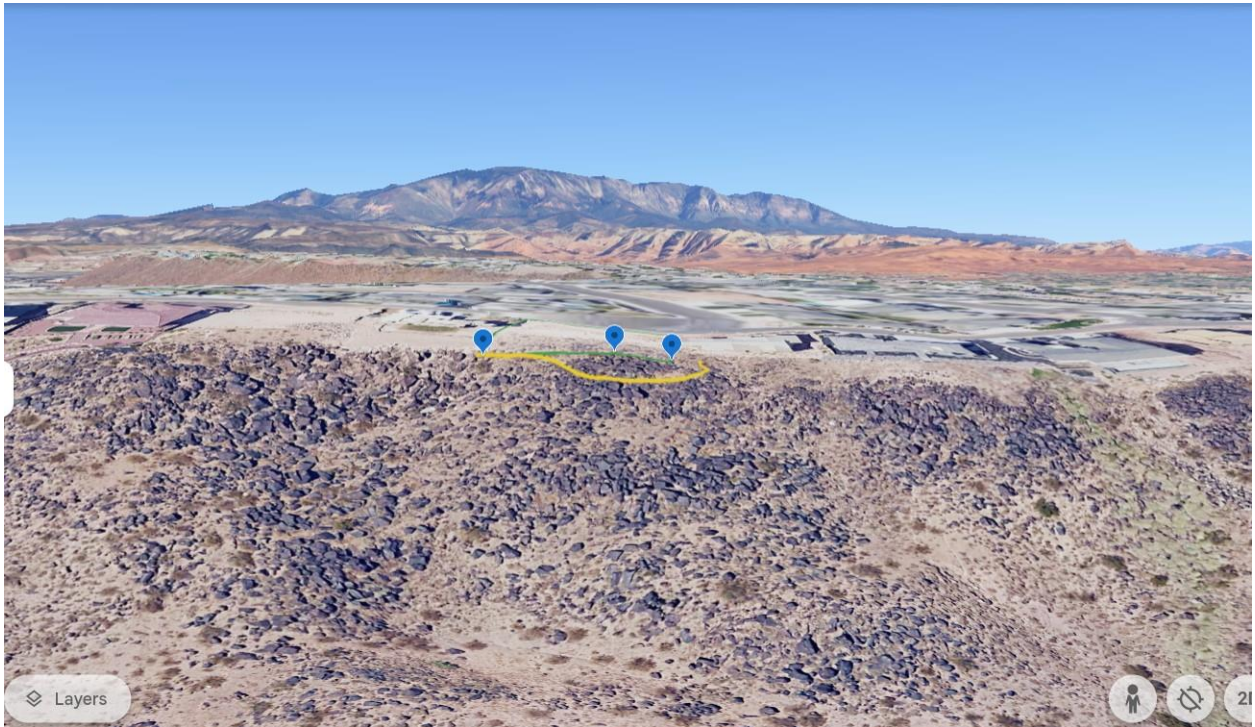
SGCityMaps



## EXHIBIT C PROPOSED RIDGELINE







## EXHIBIT D HSRB PROPOSED RIDGELINE AMENDMENT



- Existing Ridgeline Boundary
- Proposed Ridgeline Boundary
- 30 Foot Offset



# Lot 32 South Rim at Foremaster Phase 2

2024-HS-006

# Aerial Map

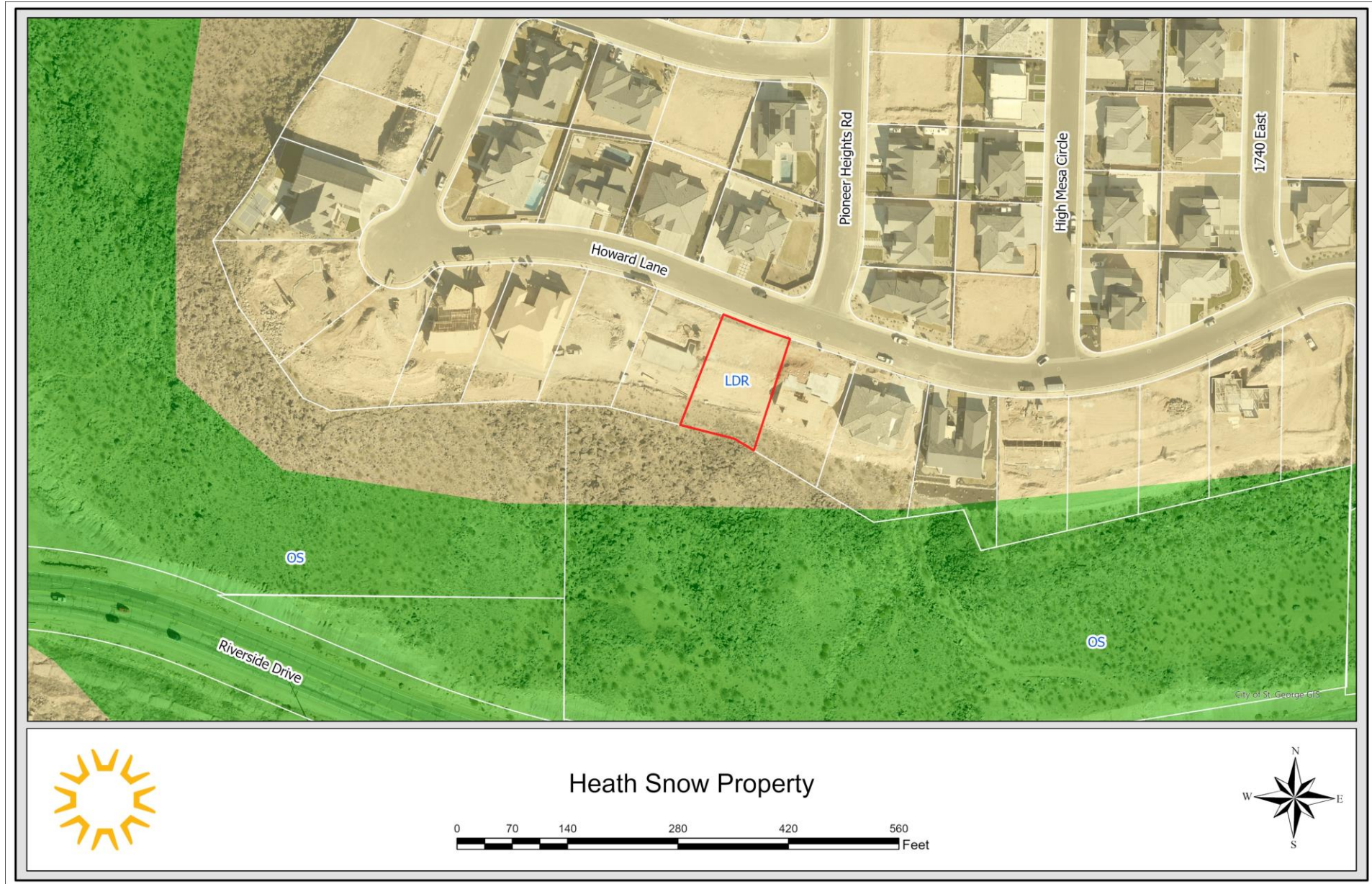


Heath Snow Property



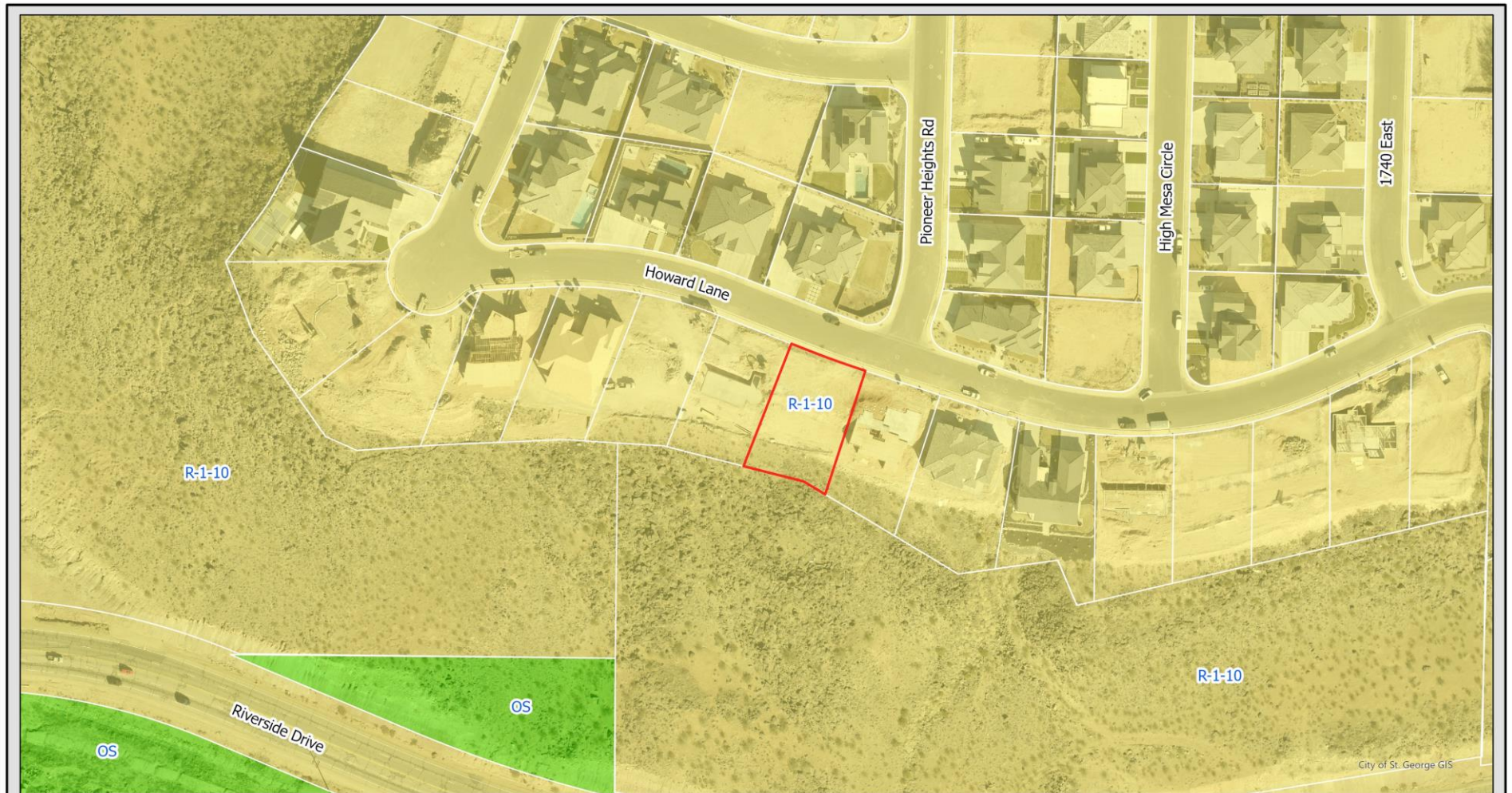


# Land Use Map





# Zoning Map



City of St. George GIS



Heath Snow Property








# South Rim Plat

8719000203



**GENERAL NOTES & RESTRICTIONS**

- There shall be a 16.00 foot public utility and drainage easement along all street side property lines and a 7.00 foot public utility and drainage easement along all side and back lot lines unless otherwise noted. And see note #10.
- Setbacks on all lots are as follows unless otherwise noted: 25.00 foot front yard setback, 8.00 & 16.00 foot side yard setback, 10.00 foot rear yard setback.
- A Geotechnical investigation was performed by Applied Geotechnical Engineering Consultants, Inc. The investigation results and specific recommendations for the construction of foundations, floor slabs, and exterior footings are compiled in a report dated March 7, 2016. This report is available from the developer and a copy is on file with the City of St. George. Owners, builders, and contractors should become familiar with this report and comply with its recommendations.
- City of St. George building department requires all residential subdivisions to be set with an outer and cap gate or an existing building permit.
- All Lot Corners to be set with a metal & plastic cap, with the exception of the front corners, which will be set with a long nail at a 4" offset as an extension of the lot lines.
- The height of any retaining wall or the height of any combination of solid fence on top of a retaining wall is subject to the City of St. George's Ordinance 16-14, as amended. Owners, builders and contractors should become familiar with this ordinance and comply with such.
- This subdivision utilizes lot size averaging; therefore, some lots may be under the minimum square footage requirement for the zoning classification.
- A site grading and drainage plan prepared by a licensed professional engineer is required to be submitted with each building permit for each subdivision. Furthermore, each owner shall be required to drain to the front yard, unless proof of drainage can be conveyed per the grading and drainage plan to a location that meets the City standards. Lot 19 & 20 shall be required to drain to the grading and drainage plan that the proposed driveway location meets city ordinance regarding location and slope.
- Driveway walls on Lots 29-34 are to be constructed as "Without Revisions" only, unless otherwise approved by the City of St. George, based on a site plan that meets all applicable City standards. Including but not limited to, grading and setback standards and requirements.
- There is a 30' foot ridge line setback along the rear of Lots 29-34. No swimming pools, fences, or walls are allowed within the 30' foot ridge line setback. This area is to remain undisturbed.

**BASIS OF BEARING**

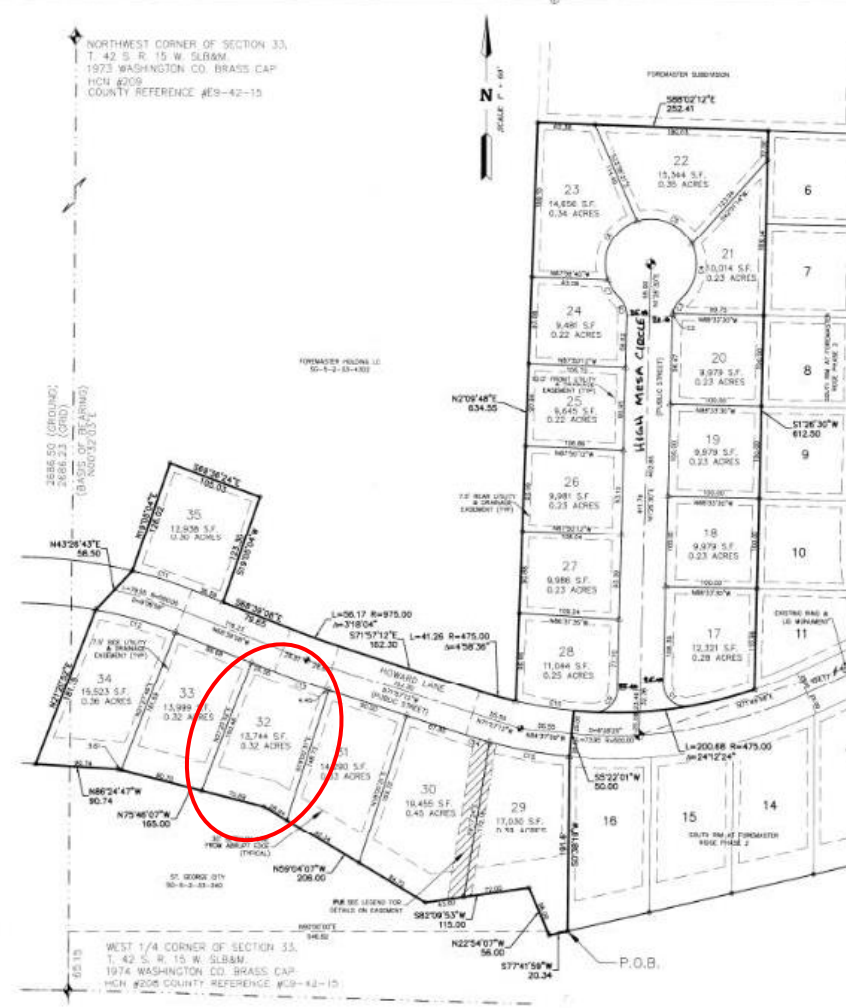
The basis of bearing for this survey is North 09°32'52" East, between the West 1/4 Corner and the Northwest Corner of Section 33, Township 42 South, Range 15 West, Salt Lake Base and Meridian.

**LEGEND**

- SPEDIES SURVEY CONTROL MONUMENT FOUND (CLASS 1, SINE AND LIG)
- SPEDIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, AND AND LIG)
- SPEDIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, REBAR & ALUM. CAP)
- SPEDIES PROPERTY CORNER MONUMENT TO BE SET (ALPHA DIG. REBAR & CAP PLS. 178918)
- SPEDIES FRONT PROPERTY CORNER MONUMENT TO BE SET (MAG NAIL IN BULK AT 4" OFFSET TO PROPERTY LINE)
- CENTERLINE
- BOUNDARY LINE
- SECTION LINE
- NO STRUCTURES, POOLS, RETAINING WALLS ARE ALLOWED WITHIN THIS EASEMENT (PUBLIC UTILITY EASEMENT)

SEQUENCE	DATE	REVISION	BY	DATE	DESCRIPTION
01	04.28.16	01.00	SPEDIES	04.28.16	INITIAL
02	04.28.16	02.00	SPEDIES	04.28.16	REVISION
03	04.28.16	03.00	SPEDIES	04.28.16	REVISION
04	04.28.16	04.00	SPEDIES	04.28.16	REVISION
05	04.28.16	05.00	SPEDIES	04.28.16	REVISION
06	04.28.16	06.00	SPEDIES	04.28.16	REVISION
07	04.28.16	07.00	SPEDIES	04.28.16	REVISION
08	04.28.16	08.00	SPEDIES	04.28.16	REVISION
09	04.28.16	09.00	SPEDIES	04.28.16	REVISION
10	04.28.16	10.00	SPEDIES	04.28.16	REVISION
11	04.28.16	11.00	SPEDIES	04.28.16	REVISION
12	04.28.16	12.00	SPEDIES	04.28.16	REVISION
13	04.28.16	13.00	SPEDIES	04.28.16	REVISION
14	04.28.16	14.00	SPEDIES	04.28.16	REVISION
15	04.28.16	15.00	SPEDIES	04.28.16	REVISION
16	04.28.16	16.00	SPEDIES	04.28.16	REVISION
17	04.28.16	17.00	SPEDIES	04.28.16	REVISION
18	04.28.16	18.00	SPEDIES	04.28.16	REVISION
19	04.28.16	19.00	SPEDIES	04.28.16	REVISION
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30	04.28.16	30.00	SPEDIES	04.28.16	REVISION
31	04.28.16	31.00	SPEDIES	04.28.16	REVISION
32	04.28.16	32.00	SPEDIES	04.28.16	REVISION
33	04.28.16	33.00	SPEDIES	04.28.16	REVISION
34	04.28.16	34.00	SPEDIES	04.28.16	REVISION

NORTHWEST CORNER OF SECTION 33, T. 42 S. R. 15 W. S. 688M, 1974 WASHINGTON CD. BRASS CAP, HCU #2008, COUNTY REFERENCE #E9-42-15



WEST 1/4 CORNER OF SECTION 33, T. 42 S. R. 15 W. S. 688M, 1974 WASHINGTON CD. BRASS CAP, HCU #2008, COUNTY REFERENCE #E9-42-15

**SURVEYOR'S CERTIFICATE**

I, SCOTT P. WOODLEY, PROFESSIONAL LAND SURVEYOR NUMBER 17894, HOLD A LICENSE IN ACCORDANCE WITH TITLE 63, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, DESIGN, SET AND FURNISH CERTIFICATES AND IS A MEMBER OF THE ORDER OF SURVEYORS. I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBMITTED THE TRACT TO THE LOCAL SURVEYOR AND EASEMENTS REFERENCED TO BE SHOWN AS

**SOUTH RIM AT FOREMASTER RIDGE PHASE 2 SUBDIVISION**

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND DRAINED ON THE DRAWING AS SHOWN ON THIS PLAT, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BOUNDARY DESCRIPTION**

Commencing at the West 1/4 Corner of Section 33, Township 42 South, Range 15 West, Salt Lake Base and Meridian; Thence North 07°32'52" East, along the Section line, a distance of 641.15 feet; Thence North 89°00'00" East, a distance of 746.82 feet, to the Point of Beginning; and going being the Subdivision Corner of South Rim at Foremaster Ridge Phase 1 Subdivision as shown by Document #2011/002382, Official Washington County Records; Thence South 79°11'59" West, a distance of 28.34 feet; Thence North 22°24'07" West, a distance of 36.00 feet; Thence South 82°09'55" West, a distance of 113.00 feet; Thence North 89°00'00" West, a distance of 260.00 feet; Thence North 75°40'07" West, a distance of 143.00 feet; Thence North 80°24'47" West, a distance of 86.14 feet; Thence North 12°18'12" East, a distance of 181.11 feet; Thence North 43°26'43" East, a distance of 86.50 feet; Thence North 10°05'04" East, a distance of 176.87 feet; Thence South 49°00'00" East, a distance of 140.00 feet; Thence South 89°00'00" West, a distance of 153.50 feet; Thence North 89°00'00" East, a distance of 746.82 feet, to the beginning of a curve to the left having a radius of 675.00 feet and a central angle of 87°18'04"; thence easterly along the arc of said curve a distance of 26.17 feet; Thence South 71°17'12" East, a distance of 162.30 feet; to the beginning of a curve to the left having a radius of 475.00 feet and a central angle of 80°18'30"; thence easterly along the arc of said curve a distance of 41.20 feet; Thence North 07°09'04" East, a distance of 634.45 feet, to the southeasterly corner of Foremaster Subdivision as shown by Entry #785096, Official Washington County Records; Thence South 88°15'12" East, along the South line of said Subdivision a distance of 292.41 feet, to the Northwest Corner of said South Rim at Foremaster Ridge Phase 1 Subdivision; thence following the following line of a non-curved line to the right, of which the radius point lies North 39°30'27" West, a radial distance of 475.00 feet, to the beginning of a curve to the left, through a central angle of 241°22'47" West, a distance of 268.48 feet; Thence South 05°22'02" West, a distance of 168.00 feet; Thence South 80°38'19" West, a distance of 191.61 feet, to the Point of Beginning.

Containing 8.81 acres, more or less.

5/21/16

**OWNER'S DEDICATION**

FOR EGRESS AND UTILITY CONVEYANCE I HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE, UTAH, THE PUBLIC AND PRIVATE RIGHTS, INCLUDING ALL PUBLIC STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN, IN SAID SUBDIVISION, HEREBY DEDICATED TO THE CITY OF ST. GEORGE, UTAH, AND I HEREBY AGREE TO ALL PROPERTY DEDICATED AND CONVEYED TO PUBLIC USE HEREIN AGAINST THE CLAIMS OF ALL PERSONS.

IN WITNESS WHEREOF I SET OUR HANDS THIS 21st day of May, 2016.

Howard Foremaster  
Howard Foremaster  
SOME STATE OF UTAH, INC.

**CORPORATION ACKNOWLEDGMENT**

GRANTOR: SOMETHING OF WORTH, INC.

Howard Foremaster  
Howard Foremaster


STATE OF UTAH )  
                          ) Co.  
County of Washington )

On this 21st day of May, 2016, personally appeared before the Howard Foremaster who being by me duly sworn, did say that he is the Howard Foremaster of SOMETHING OF WORTH, INC., and that he executed the foregoing on behalf of said corporation by authority of a resolution of its board of directors and he did acknowledge to me that the corporation executed the same for the purposes stated therein.


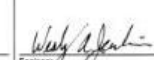

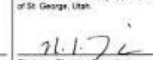



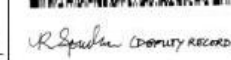
2/3/16  
NOTARY PUBLIC STATE OF UTAH: Deanna Zorn  
COMMISSION NUMBER: 63943  
BY COMMISSION EXPIRES: SEP 6 2020  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
(NO STAMP REQUIRED PER UTAH CODE 66-1-103(3))

A 19 LOT SUBDIVISION LOCATED IN ST. GEORGE CITY, UTAH IN WITHIN SECTION 33, TOWNSHIP 42 SOUTH, RANGE 15 WEST S. 688M

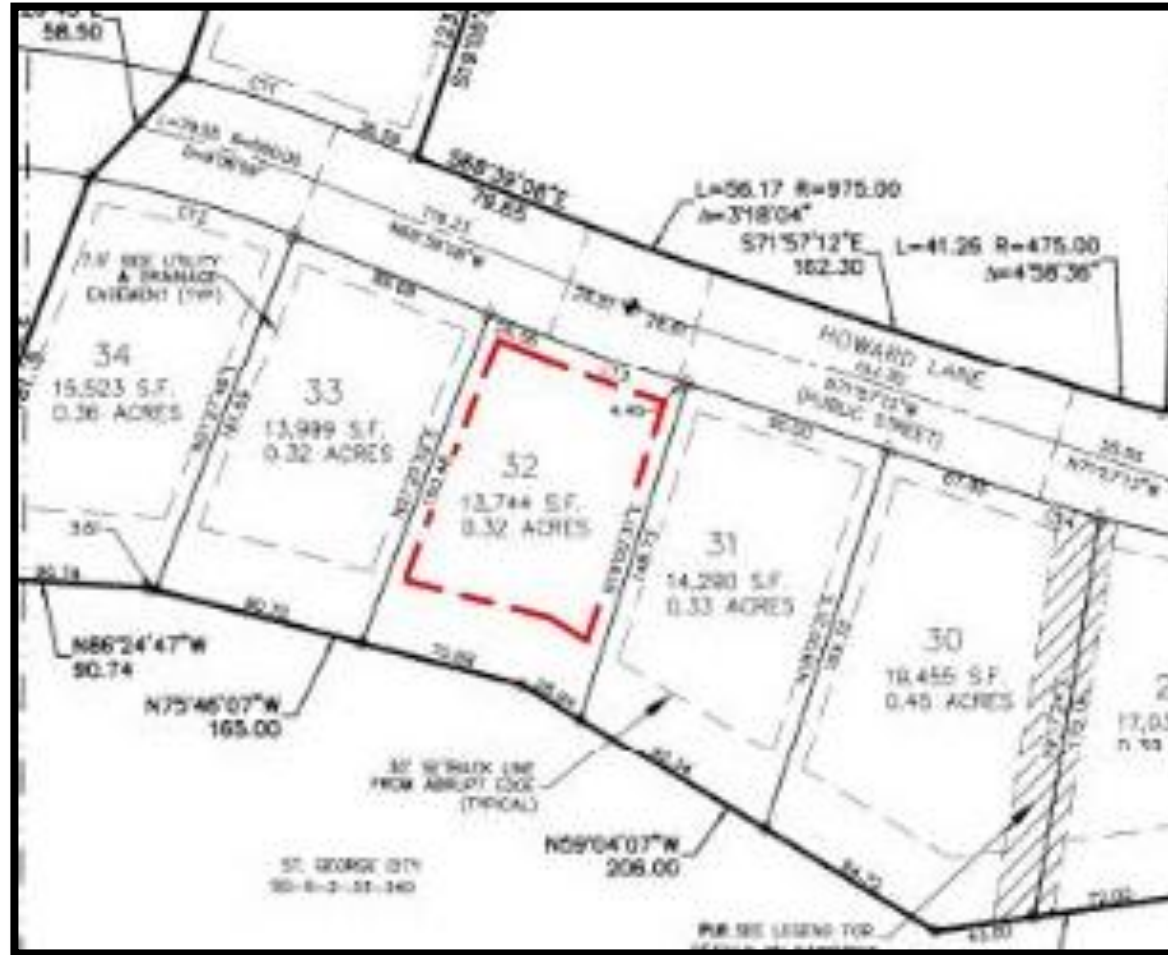
**SOUTH RIM AT FOREMASTER RIDGE PHASE 2 SUBDIVISION**



41 South 133 East, Suite 100 • St. George, Utah 84770  
T 435-628-8900 • F 435-628-8903 • alphaengineering.com

Approval of the Planning and Zoning Manager	Engineer's Approval	Approval as to Form	Approval of the Planning Commission	Approval and Acceptance by the City of St. George, Utah	Treasurer Approval	Recorded Number
I, Planning and Zoning Manager for the City of St. George, have on this <u>21st</u> day of <u>May</u> , A.D. <u>2016</u> , reviewed the above Subdivision Plat and recommended the same for acceptance by the City of St. George, Utah.   Planning and Zoning Manager City of St. George	The herein Subdivision Plat has been reviewed and is approved in accordance with the information on file in this office this <u>21st</u> day of <u>May</u> , A.D. <u>2016</u> .   Engineer City of St. George	Approved as to Form, this the <u>21st</u> day of <u>May</u> , A.D. <u>2016</u> .   City Attorney City of St. George	On this the <u>21st</u> day of <u>May</u> , A.D. <u>2016</u> , the Planning Commission of the City of St. George, having reviewed the above Subdivision Plat and having found that it complies with the requirements of the City's Planning Ordinances, and by authority of said Commission hereby approve said Plat for acceptance by the City of St. George, Utah.   Chairman-Planning Commission City of St. George	We, the Mayor and City Council of the City of St. George, Utah, have reviewed the above Subdivision Plat and by authorization of said City Council, record in the minutes of its meeting of the <u>21st</u> day of <u>May</u> , A.D. <u>2016</u> , hereby accept said Plat with all commitments and obligations pertaining thereto.   Mayor City of St. George	 Washington County Treasurer	<b>DOC # 20160026535</b>   Recorder

# South Rim Plat





# Images of Property



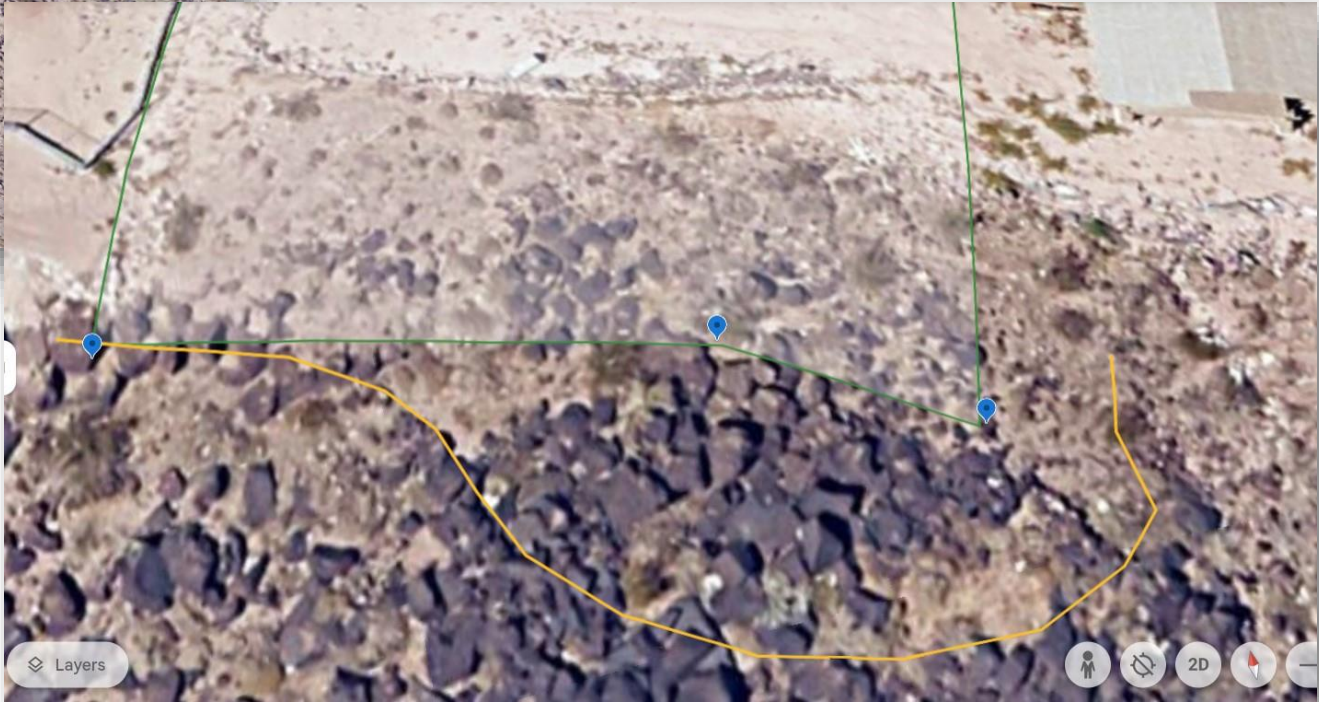


# Images of Property



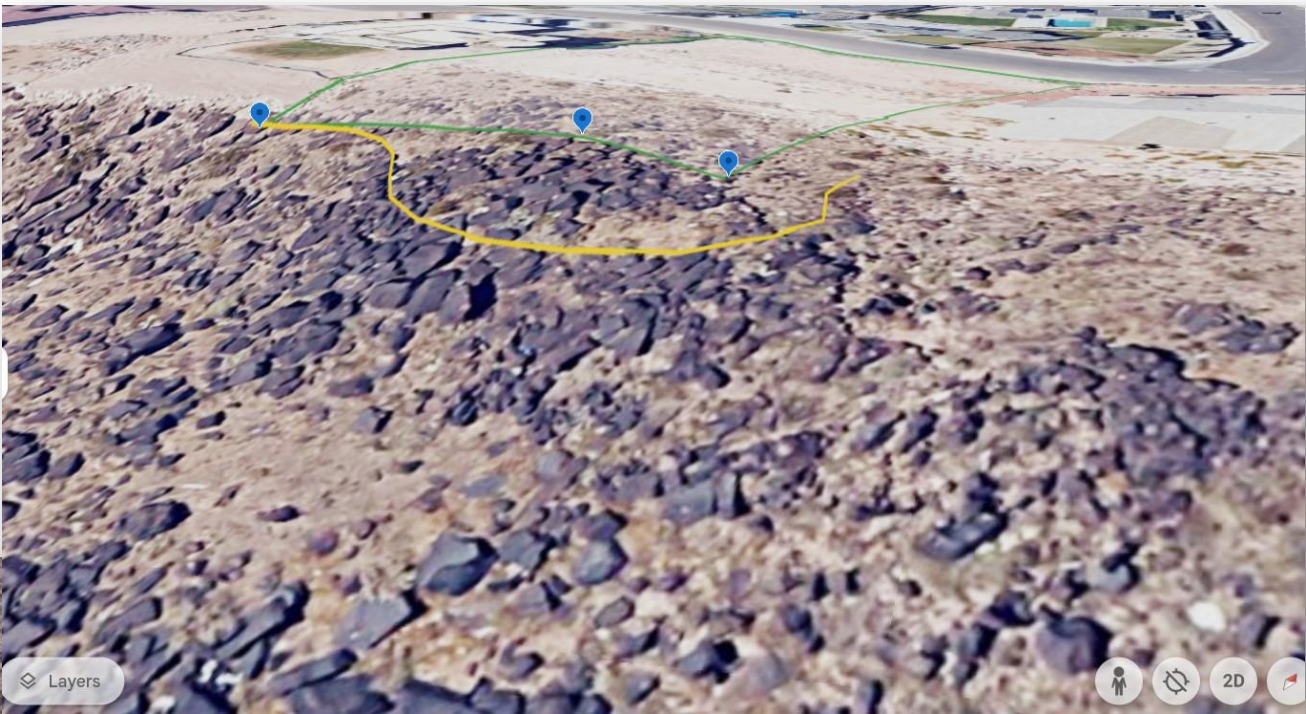


# Applicant's Proposed Ridgeline





# Applicant's Proposed Ridgeline





# Recommendation by the HSRB

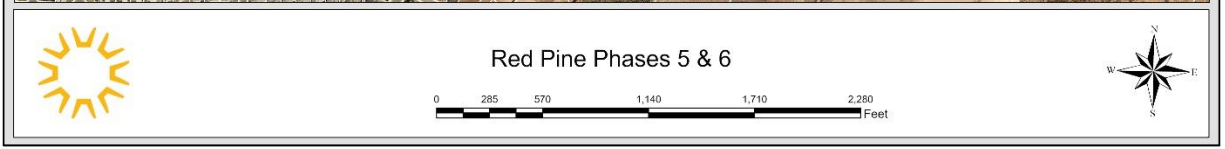
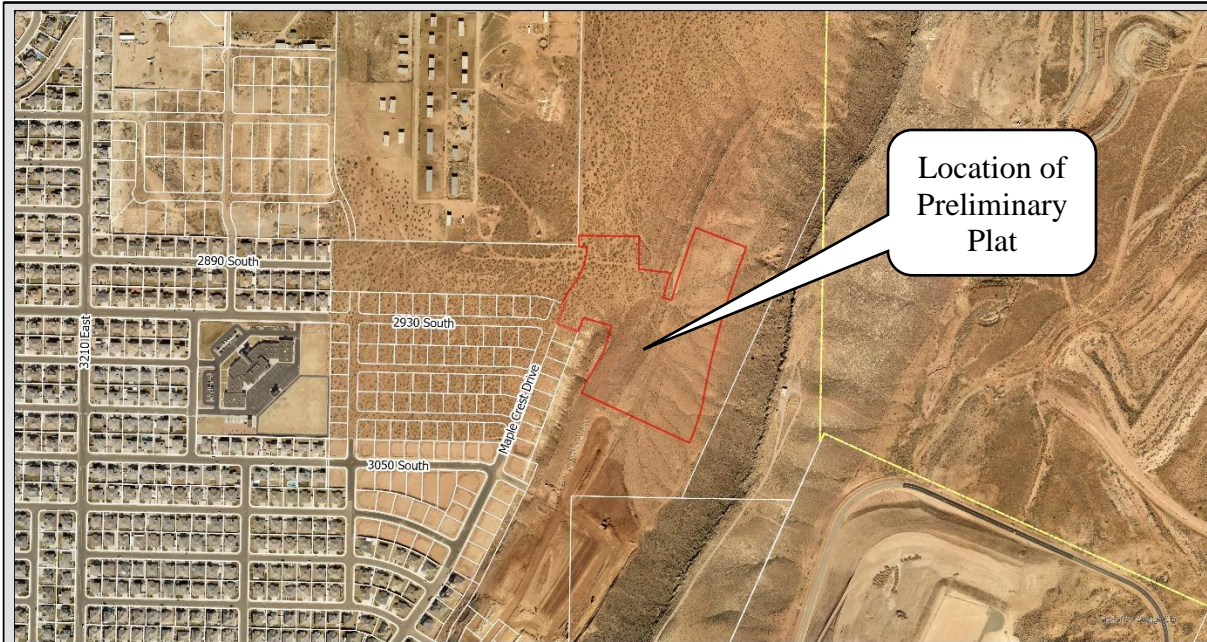


- Existing Ridgeline Boundary
- Proposed Ridgeline Boundary
- 30 Foot Offset



PLANNING COMMISSION AGENDA REPORT: **03/26/2024**

<b>Red Pine Phases 5 &amp; 6</b> Preliminary Plat (Case No. 2024-PP-004)	
<b>Request:</b>	The applicant is requesting approval of a 44 lot residential preliminary plat to be called Red Pine Phases 5 & 6.
<b>Applicant:</b>	Quality Properties, Inc.
<b>Representative:</b>	Mike Terry, DSG Civil
<b>Location:</b>	Located generally north of Maplecrest Drive and approximately ¼ mile east of 2890 South (see map).
<b>General Plan:</b>	LDR (Low Density Residential)
<b>Existing Zoning:</b>	R-1-10 (Single Family, 10,000 ft <sup>2</sup> minimum lot size)
<b>Land Area:</b>	Approximately 15.37 acres



**BACKGROUND & REQUEST:**

Red Pines phases 1-4 were approved in 2022 in two separate preliminary plats. Phases 3&4 have recently been renamed Maple Meadows due to a change in ownership. The subject property was zoned R-1-10 in January of this year in anticipation of this plat. These two phases are the next in line in the Red Pine subdivision. It is anticipated that the development will continue to the north in the future.

The lots will all conform to the standards of the R-1-10 zone. Lot 611 is 10,175 ft<sup>2</sup> while directly across the street is lot 503 at 21,440 ft<sup>2</sup>. They will connect to Teakwood phases 7 & 8 to the south and Maple Meadows phases 1 & 2 to the west. Future connections to the north will also be provided.

**RECOMMENDATION:**

As a reminder, given recent code changes, the Planning Commission will be the approval body for preliminary plats including this proposed plat. Staff recommends approval of this preliminary plat with the following condition:

1. That an easement on the adjacent property to the north and east is granted for grading purposes.

**ALTERNATIVES:**

1. Approve as presented.
2. Approve with conditions.
3. Deny the application.
4. Continue the proposed preliminary plat to a later date.

**POSSIBLE MOTION:**

I move that we approve the Red Pine phases 5 & 6 preliminary plat as recommended by staff subject to the condition and based on the findings listed in the staff report.

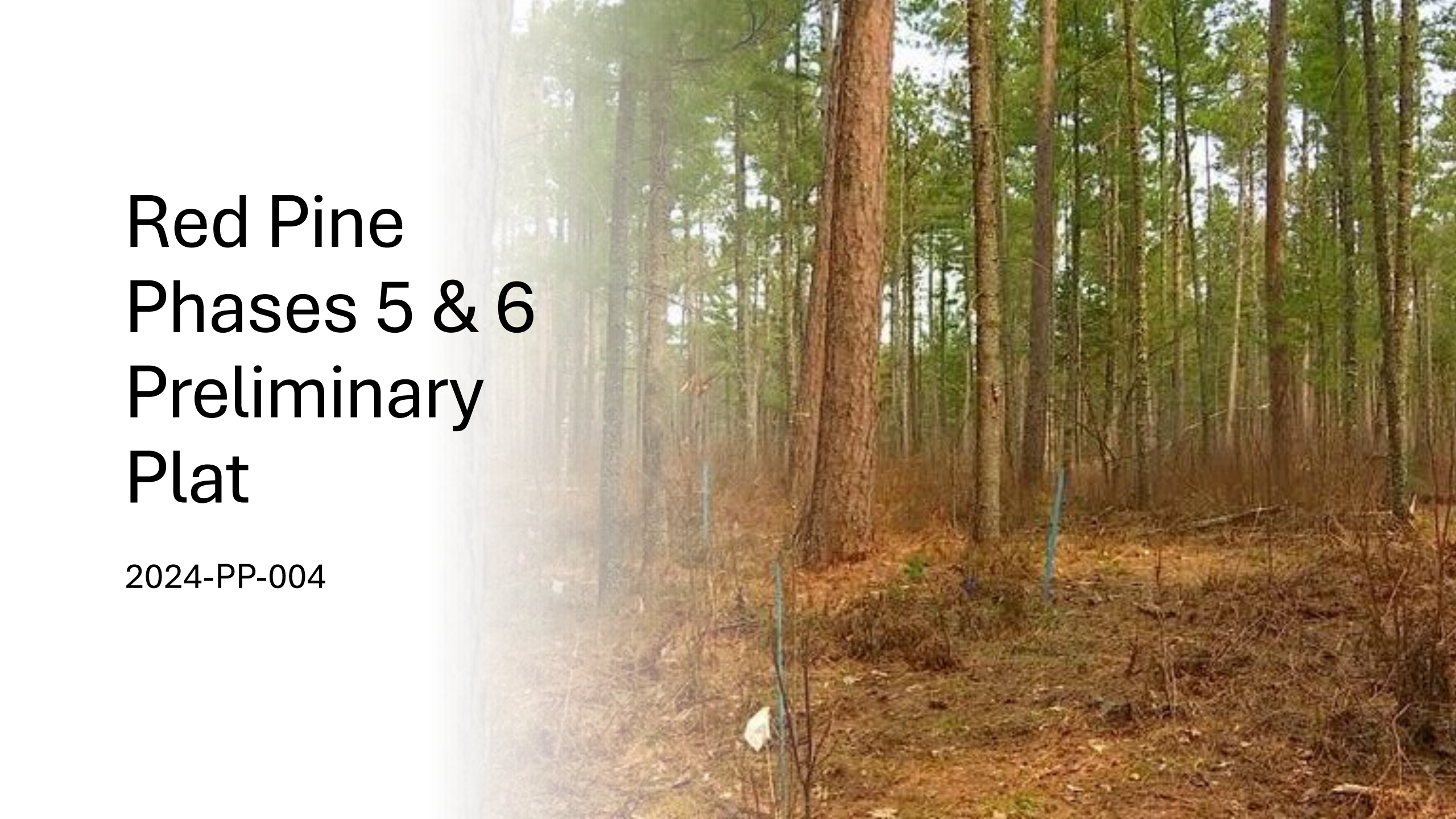
**FINDINGS FOR APPROVAL:**

1. The proposed Preliminary Plat meets the requirements found in Section 10-25C-3 of the Subdivision Regulations.
2. The proposed project meets the lot size and frontage requirements found in Section 10-8B-2.
3. The property was previously rezoned in January of 2024 in anticipation of subdividing the property.
4. Approval of the preliminary plat is in the best interest of the health, safety, and welfare of the community.



**EXHIBIT A**

PowerPoint Presentation

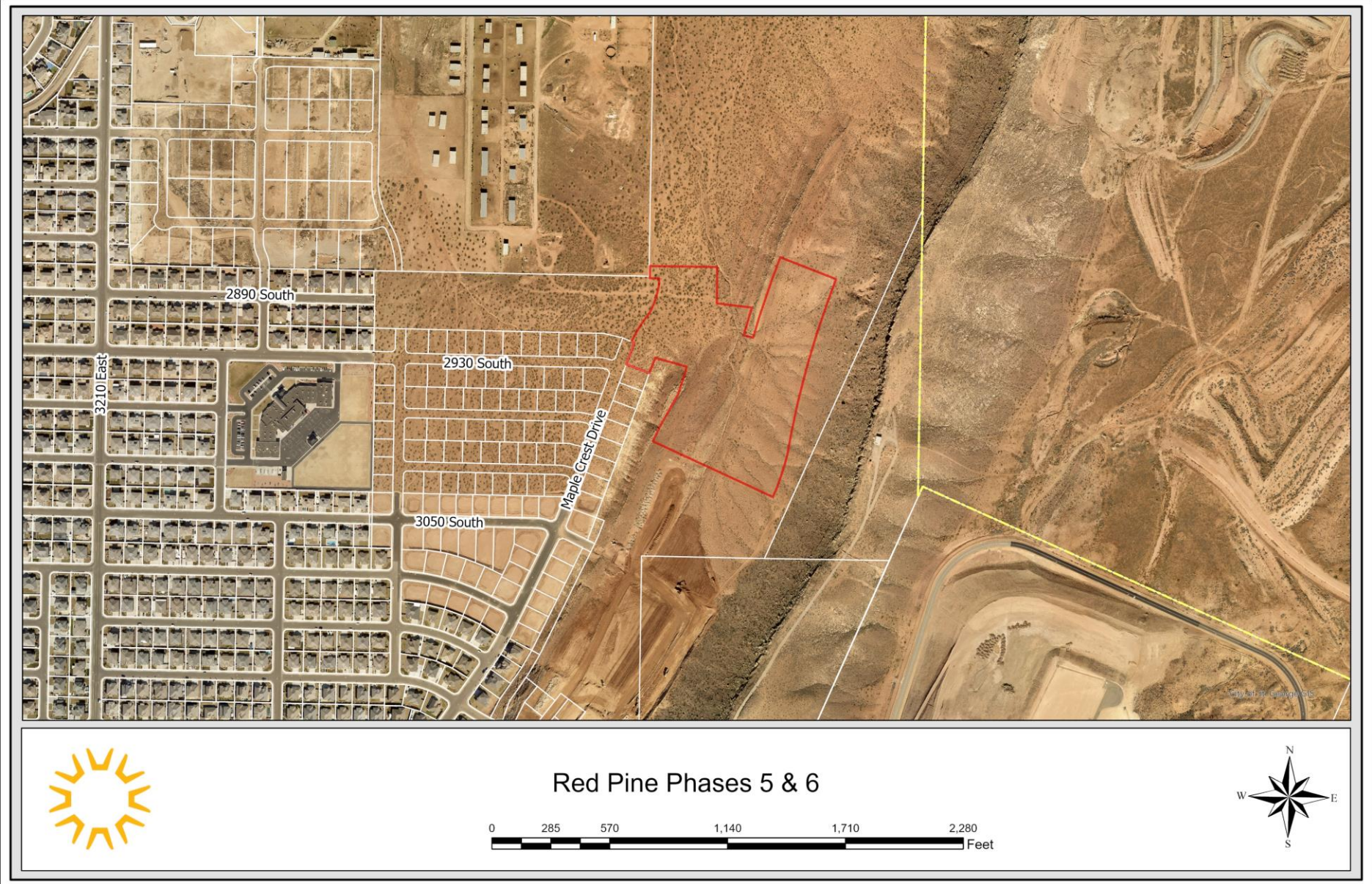


# Red Pine Phases 5 & 6 Preliminary Plat

2024-PP-004

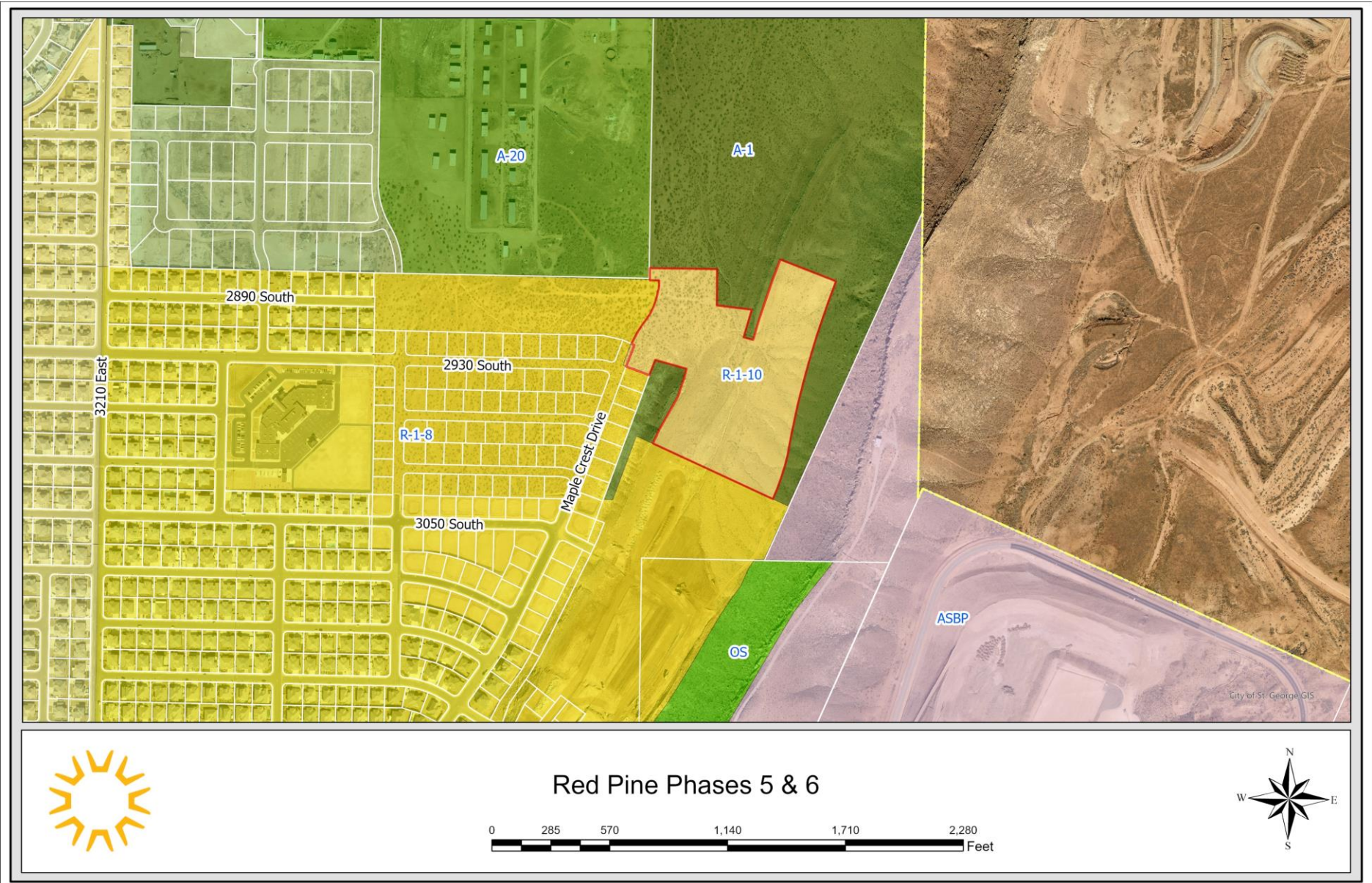


# Aerial Map





# Zoning Map





# Land Use Map

