

**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.

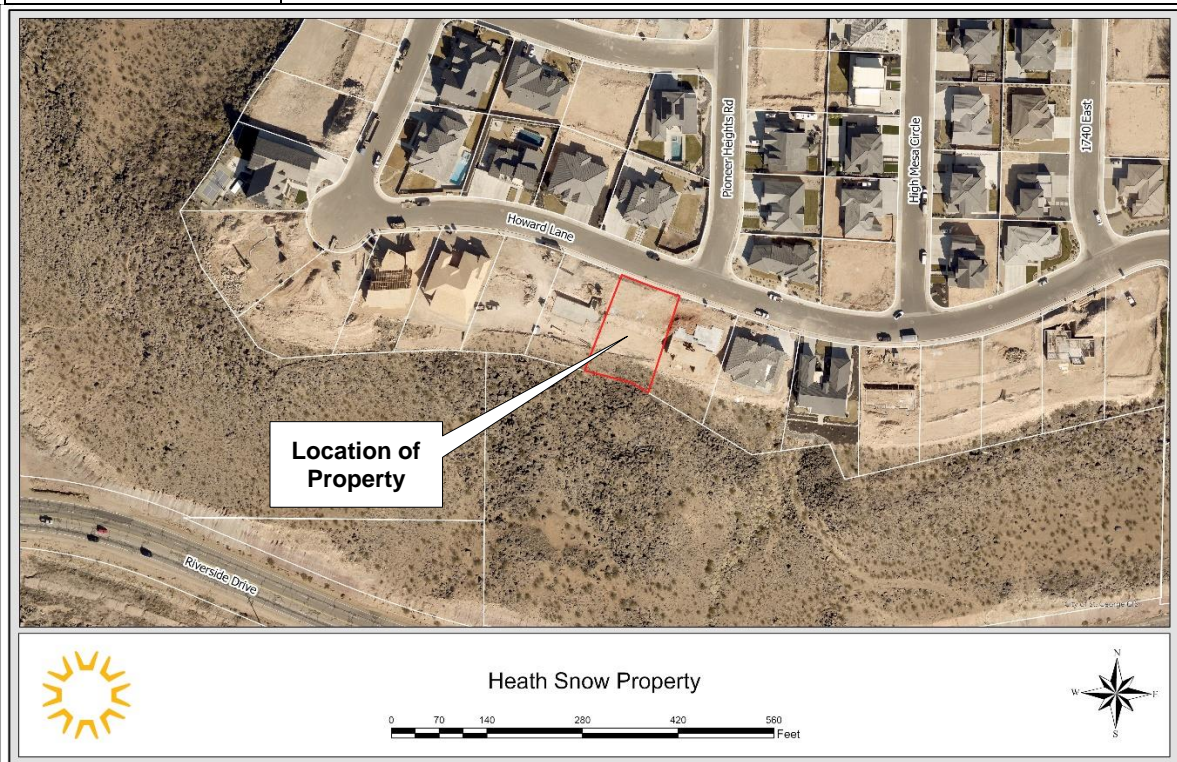
1. 2024-GPA-004 Old Farm

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**

Heath Snow Property – South Rim at Foremaster Ridge Phase 2 Lot 32 Hillside Development Permit (Case No. 2024-HS-006)	
Request:	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.
Applicant:	Heath Snow
Location:	1636 East Howard Lane
General Plan:	Low Density Residential (LDR)
Existing Zoning:	Single Family Residential, minimum lot size 10,000 sf (R-1-10)
Surrounding Zoning:	North R-1-10
	South R-1-10
	East R-1-10
	West R-1-10
Land Area:	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)

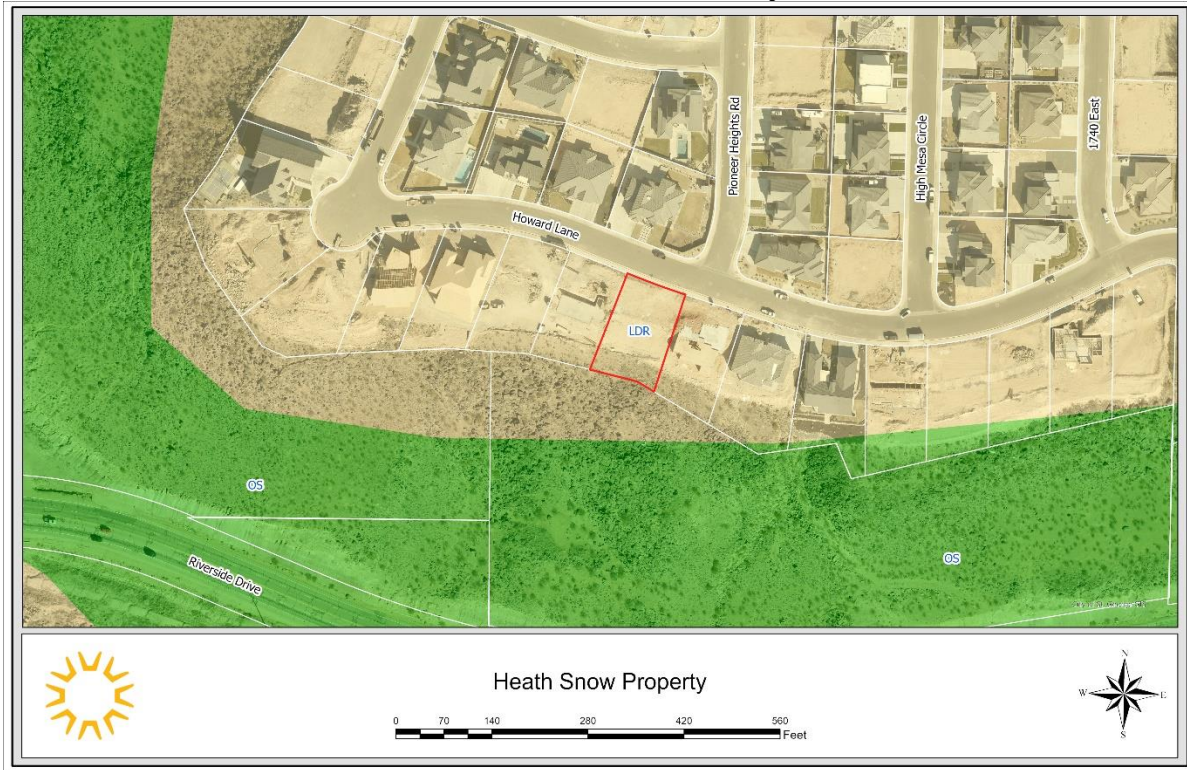
EXHIBITS PROVIDED

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.

General Plan – LDR (Low Density Residential)



Zoning - R-1-10

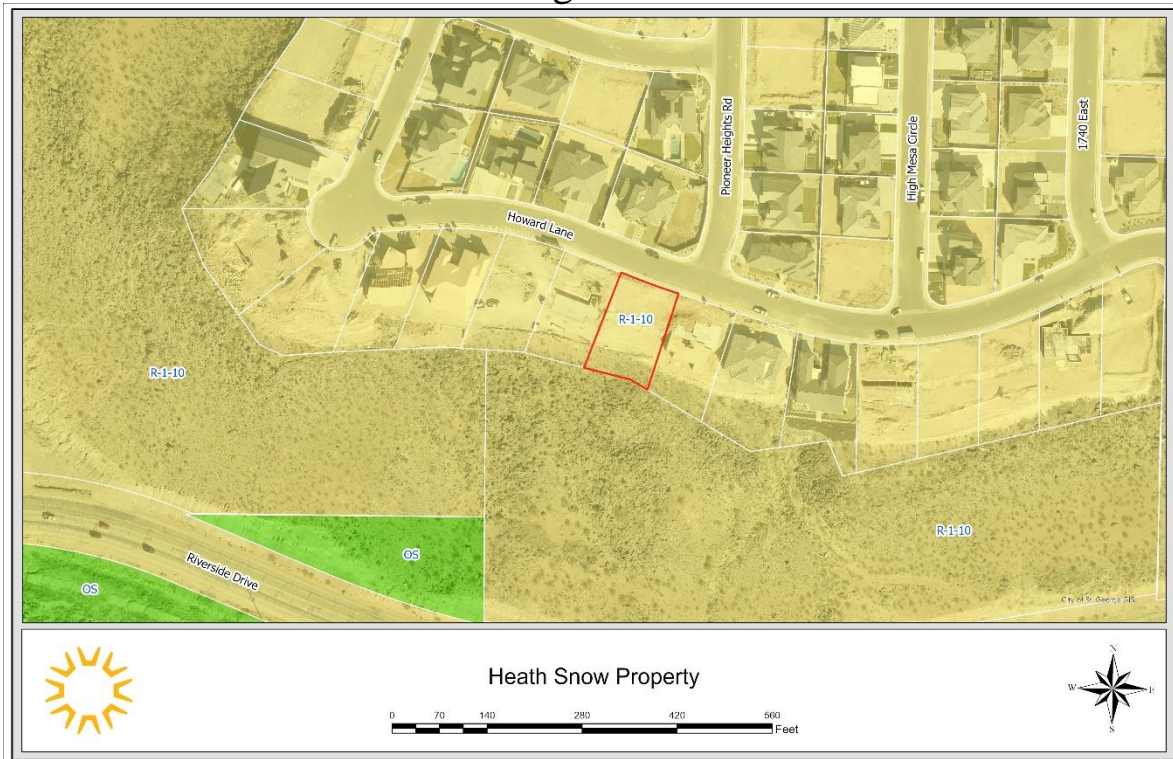


EXHIBIT B AERIAL IMAGES OF LOT 32



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

3/7/24, 10:53 AM

SGCityMaps

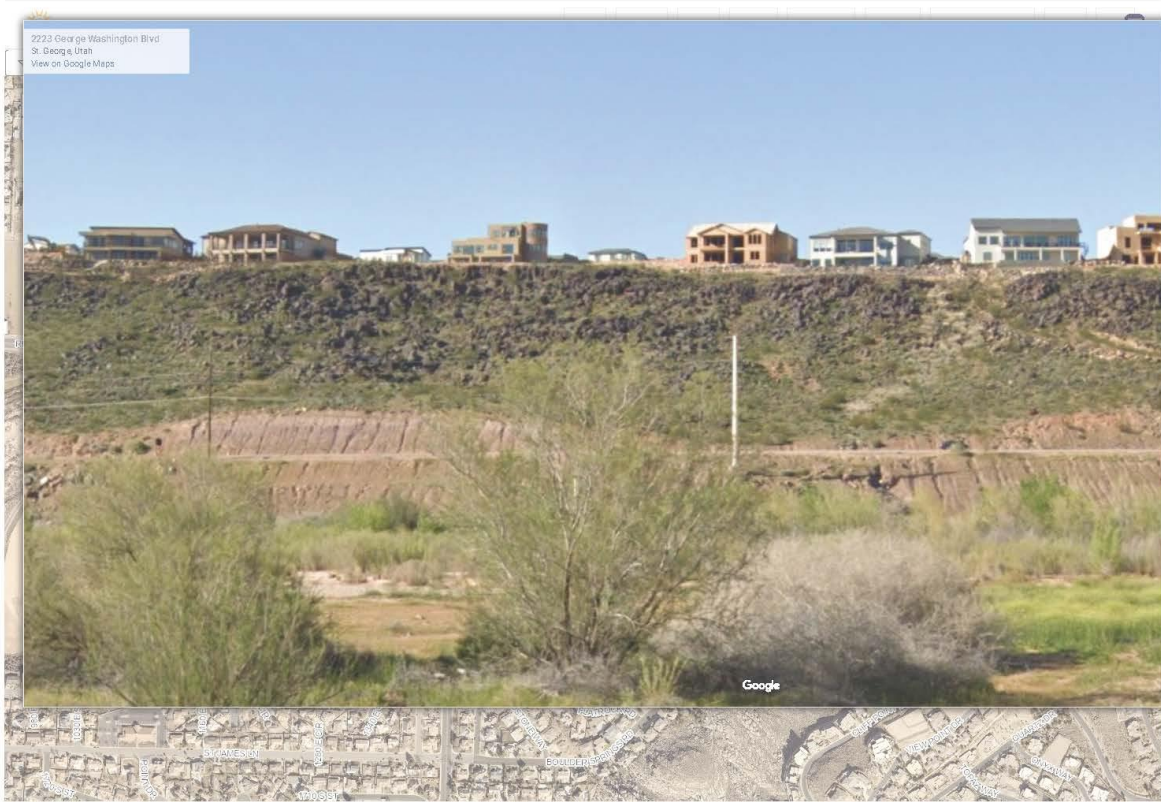
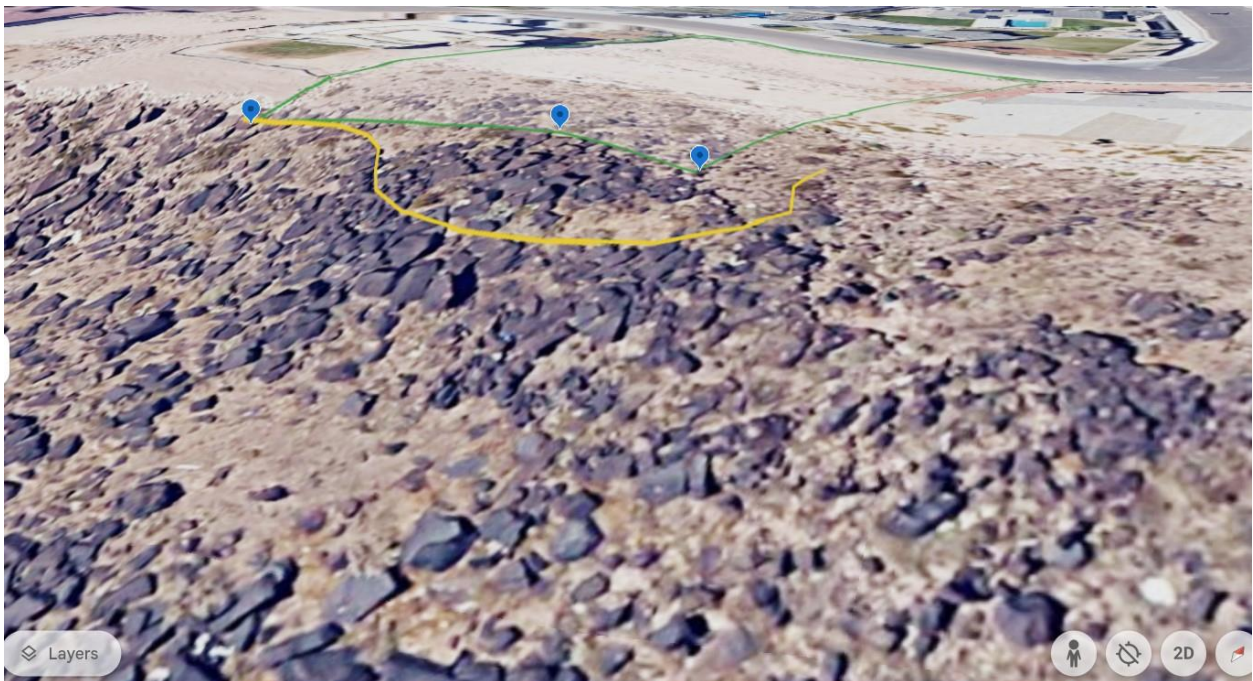


EXHIBIT C PROPOSED RIDGELINE



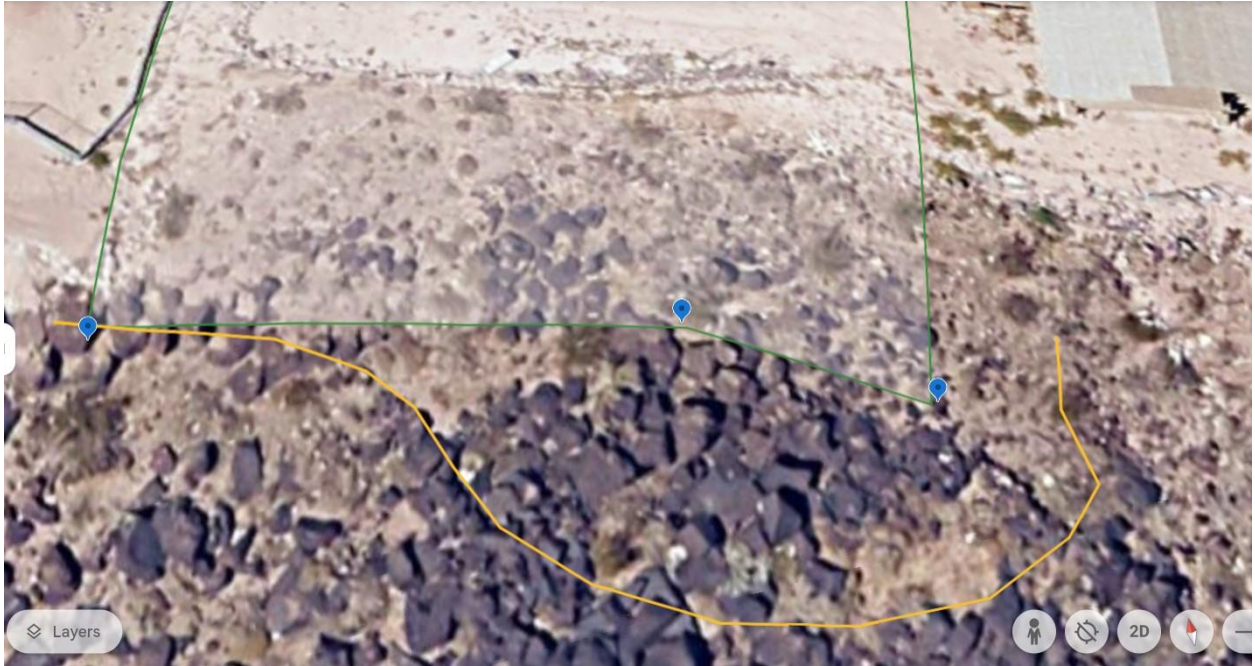


EXHIBIT D HSRB PROPOSED RIDGELINE AMENDMENT



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

Lot 32 South Rim at Foremaster Phase 2

2024-HS-006

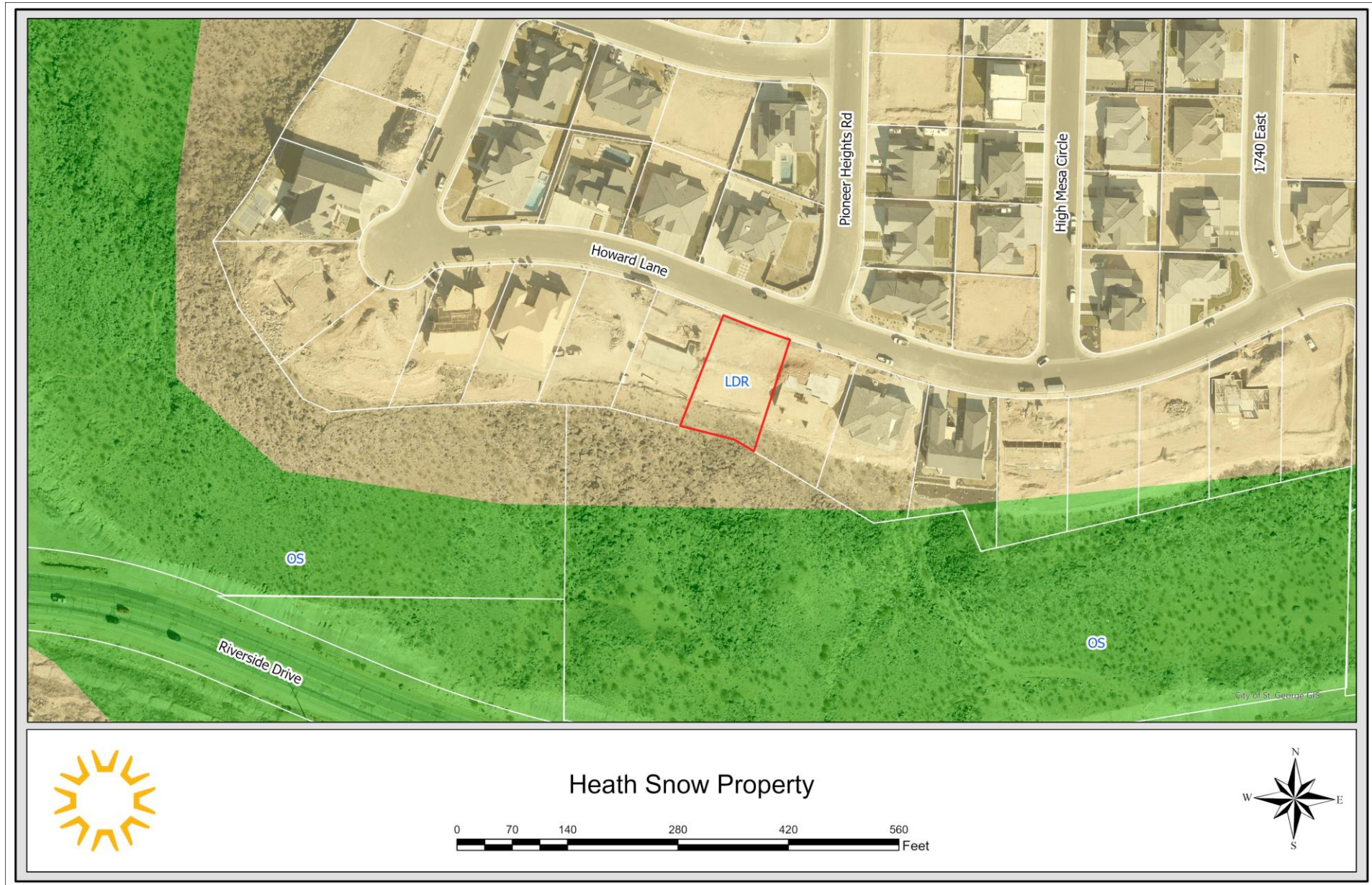
Aerial Map



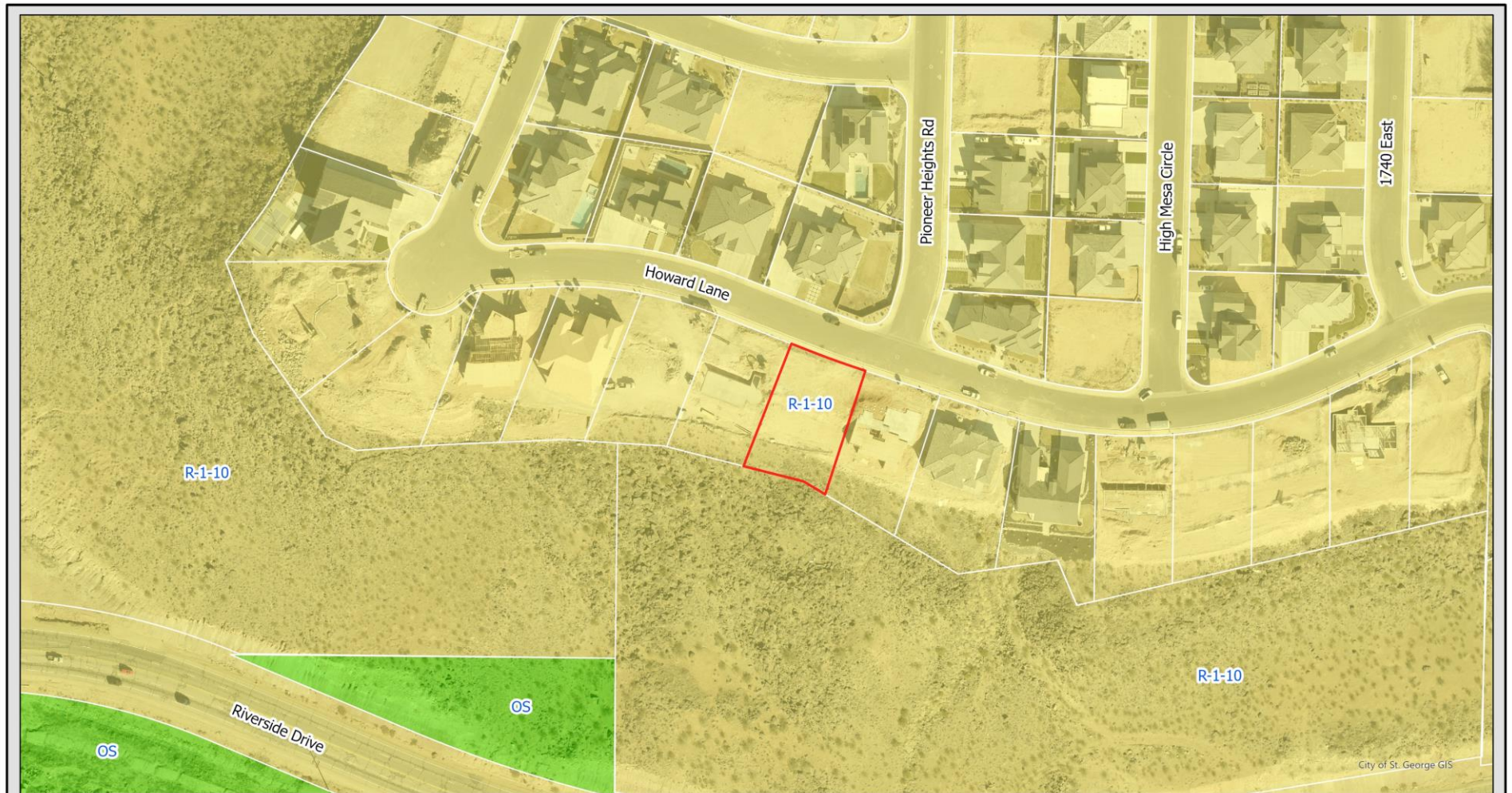
Heath Snow Property



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, foot walls, 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 obtaining a 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 in ordinary type wall is restricted by St. George City Ordinance 16-6-4, 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 and such be within the subdivision. Furthermore, such plans 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 will 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 20' foot ridge line setback along the rear of Lots 29-34. No encroachment, pools, fences, or walls are allowed within the 20' foot ridge line setback. This area is to remain undeveloped.


BASIS OF BEARING

The basis of bearing for this survey is North 09°32'00" 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 LOG)
- SPEDIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, AND AND LOG)
- 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 (NAG NAIL IN BULK AT 4" OFFSET TO PROPERTY LINE)
- CENTRAL
- BOUNDARY LINE
- SECTION LINE
- NO STRUCTURAL POOLS, FENCING WALLS ARE ALLOWED WITHIN THIS EASEMENT (PUBLIC UTILITY EASEMENT)

SEQUENCE	DATE	BY	REVISION	DESCRIPTION
01	04.28.16	01/01/16	01/01/16	INITIAL
02	04.28.16	01/01/16	01/01/16	INITIAL
03	04.28.16	01/01/16	01/01/16	INITIAL
04	04.28.16	01/01/16	01/01/16	INITIAL
05	04.28.16	01/01/16	01/01/16	INITIAL
06	04.28.16	01/01/16	01/01/16	INITIAL
07	04.28.16	01/01/16	01/01/16	INITIAL
08	04.28.16	01/01/16	01/01/16	INITIAL
09	04.28.16	01/01/16	01/01/16	INITIAL
10	04.28.16	01/01/16	01/01/16	INITIAL
11	04.28.16	01/01/16	01/01/16	INITIAL
12	04.28.16	01/01/16	01/01/16	INITIAL
13	04.28.16	01/01/16	01/01/16	INITIAL
14	04.28.16	01/01/16	01/01/16	INITIAL
15	04.28.16	01/01/16	01/01/16	INITIAL
16	04.28.16	01/01/16	01/01/16	INITIAL
17	04.28.16	01/01/16	01/01/16	INITIAL
18	04.28.16	01/01/16	01/01/16	INITIAL
19	04.28.16	01/01/16	01/01/16	INITIAL
20	04.28.16	01/01/16	01/01/16	INITIAL
21	04.28.16	01/01/16	01/01/16	INITIAL
22	04.28.16	01/01/16	01/01/16	INITIAL
23	04.28.16	01/01/16	01/01/16	INITIAL
24	04.28.16	01/01/16	01/01/16	INITIAL
25	04.28.16	01/01/16	01/01/16	INITIAL
26	04.28.16	01/01/16	01/01/16	INITIAL
27	04.28.16	01/01/16	01/01/16	INITIAL
28	04.28.16	01/01/16	01/01/16	INITIAL
29	04.28.16	01/01/16	01/01/16	INITIAL
30	04.28.16	01/01/16	01/01/16	INITIAL
31	04.28.16	01/01/16	01/01/16	INITIAL
32	04.28.16	01/01/16	01/01/16	INITIAL
33	04.28.16	01/01/16	01/01/16	INITIAL
34	04.28.16	01/01/16	01/01/16	INITIAL
35	04.28.16	01/01/16	01/01/16	INITIAL



NORTHWEST CORNER OF SECTION 33, T. 42 S. R. 15 W. S. 688M, 1973 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. WOODS, A PROFESSIONAL LAND SURVEYOR LICENSE NUMBER 178918, HOLD A LICENSE IN ACCORDANCE WITH TITLE 68, CHAPTER 32, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, DESIGN, TEST AND FORMER CERTIFY THAT AS A SURVEYOR OF THE ORDER 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 SURVEY AND EASEMENTS PROGRAM TO BE REVIEWED AS

SOUTH RIM AT FOREMASTER RIDGE PHASE 2 SUBDIVISION

AND THAT THE SURVEY HAS BEEN CORRECTLY SURVEYED AND DATED ON THE BEARING 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°32'00" 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 from being the Subdivision's Corner of South Rim at Foremaster Ridge Phase 1 Subdivision as shown by Document #2011/002382, Official Washington County Records; Thence South 79°41'00" West, a distance of 26.34 feet; Thence North 22°24'00" East, a distance of 36.00 feet; Thence South 82°09'55" West, a distance of 113.00 feet; Thence North 89°00'00" East, a distance of 266.00 feet; Thence North 75°40'00" West, a distance of 143.00 feet; Thence North 80°24'47" West, a distance of 86.34 feet; Thence North 12°02'00" East, a distance of 181.11 feet; Thence North 43°26'47" East, a distance of 86.50 feet; Thence North 10°00'00" 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 26.10 feet; Thence South 71°17'12" East, a distance of 160.30 feet; to the beginning of a curve to the left having a radius of 475.00 feet and a central angle of 89°38'30"; thence easterly along the arc of said curve a distance of 41.20 feet; Thence North 07°00'00" East, a distance of 634.45 feet, to the Southwesterly corner of Foremaster Subdivision as shown by Entry #750065, Official Washington County Records; Thence South 88°52'12" East, along the South line of said Subdivision a distance of 252.41 feet, to the Northwest Corner of said South Rim at Foremaster Ridge Phase 1 Subdivision, the following the following the Westerly line of said Subdivision, South 01°28'30" West, a distance of 912.50 feet, to the beginning of a curve to the right of which the radius points are North 09°30'00" West, a radial distance of 475.00 feet, to the beginning of the arc of said curve, through a central angle of 241°22'47" West, a distance of 266.84 feet; Thence South 05°22'00" West, a distance of 58.00 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 EOOD AND UNPAID CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE, UTAH, COUNTY OF WASHINGTON, ALL PUBLIC STREETS, ALLEYS, PUBLIC STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN, AND SAID DEDICATION IS HEREBY MADE TO THE CITY OF ST. GEORGE, UTAH, COUNTY OF WASHINGTON, AND 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
SOMEONE OF WORTH, INC.

CORPORATION ACKNOWLEDGMENT

GRANTOR: SOMETHING OF WORTH, INC.

Howard Foremaster
HOWARD FOREMASTER
SOMEONE OF WORTH, INC.


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 24 day that he is the Howard Foremaster of SOMEONE 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.

Howard Foremaster
HOWARD FOREMASTER
SOMEONE OF WORTH, INC.

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 435-628-9300 • F 435-628-9663 • alpha-engineering.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 this the <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.	The herein Subdivision Plat has been reviewed and is approved in accordance with the information on file in the office this <u>21st</u> day of <u>May</u> , A.D. <u>2016</u> .	Approved as to Form, this the <u>21st</u> day of <u>May</u> , A.D. <u>2016</u> .	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.	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.	I, Washington County Treasurer, certify on this <u>21st</u> day of <u>May</u> , A.D. <u>2016</u> , that I have reviewed the above Subdivision Plat and that I have received the same from the City of St. George, Utah, and that I have received the same from the City of St. George, Utah, and that I have received the same from the City of St. George, Utah.	DOC # 20160026535 Washington County Recorder
<i>[Signature]</i> Planning and Zoning Manager City of St. George	<i>[Signature]</i> Engineer City of St. George	<i>[Signature]</i> City Attorney City of St. George	<i>[Signature]</i> Chairman Planning Commission City of St. George	<i>[Signature]</i> Mayor City of St. George	<i>[Signature]</i> Washington County Treasurer	<i>[Signature]</i> Washington County Recorder

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 extension of the lot lines.
- 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 industry type wall is regulated by St. George City 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 submit to the front yard, unless noted, a site plan that shows the grading and drainage plan for a location that meets the City standards. Lot 19 & 20 shall be required to show 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 "Wall-on-Behalf" 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 encroachments, pools, fences, or walls are allowed within the 30' foot ridge line setback. This area is to remain undisturbed.

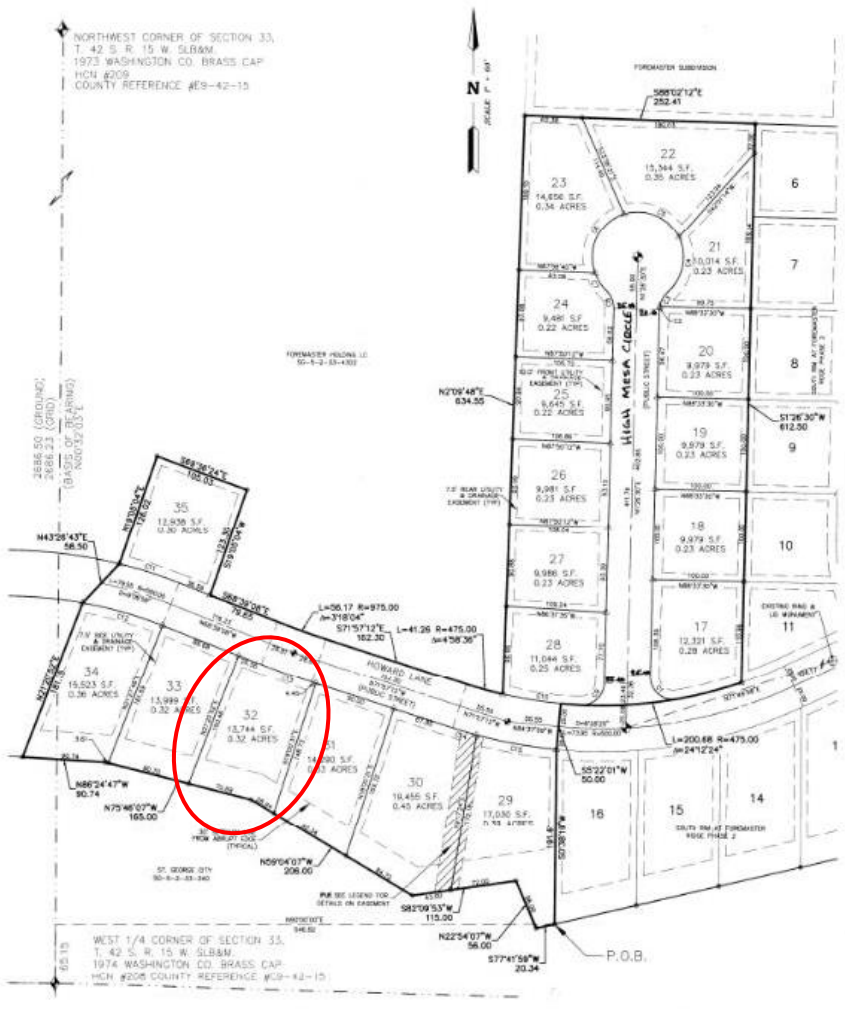
BASIS OF BEARING

The basis of bearing for this survey is North 89°32'32" 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, 2, 3, 4, 5, 6, 7, 8, 9, 10)
- SPEDIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10)
- SPEDIES SURVEY CONTROL MONUMENT TO BE SET (CLASS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10)
- SPEDIES PROPERTY CORNER MONUMENT TO BE SET (ALPHA DIG. BEAR & CAP PLS. 171913)
- SPEDIES FRONT PROPERTY CORNER MONUMENT TO BE SET (NAIL IN BULK AT 4" OFFSET TO PROPERTY LINE)
- CENTRAL
- BOUNDARY LINE
- SECTION LINE
- NO STRUCTURES, POOLS, FENCES, WALLS ARE ALLOWED WITHIN THIS EASEMENT (PUBLIC UTILITY EASEMENT)

NORTHWEST CORNER OF SECTION 33, T. 42 S. R. 15 W. S.L.B.M. 1973 WASHINGTON CD. BRASS CAP HCU #2009 COUNTY REFERENCE #E9-42-15



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

SURVEYOR'S CERTIFICATE

I, SCOTT F. WOODS, PROFESSIONAL LAND SURVEYOR NUMBER 17694, HOLD A LICENSE IN ACCORDANCE WITH TITLE 68, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS, DESIGN, SET AND FORWHE CERTIFY THAT AS A SURVEYOR OF THE ORDER I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBMITTED THIS TRACT TO THE LOCAL SURVEY AND EASEMENTS PROGRAM TO BE REVIEWED AS

SOUTH RIM AT FOREMASTER RIDGE PHASE 2 SUBDIVISION


AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND DRAINED ON THE BASIS 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 89°32'32" East, along the Section line, a distance of 641.15 feet; Thence North 89°32'32" East, a distance of 746.82 feet, to the Point of Beginning, and from there 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°32'32" East, a distance of 260.00 feet; Thence North 75°40'07" West, a distance of 143.00 feet; Thence North 89°24'47" West, a distance of 86.14 feet; Thence North 12°18'12" East, a distance of 181.11 feet; Thence North 43°26'41" East, a distance of 86.50 feet; Thence North 19°05'04" East, a distance of 176.87 feet; Thence South 49°10'54" East, a distance of 140.00 feet; Thence South 89°32'32" West, a distance of 153.50 feet; Thence North 89°32'32" 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 30.17 feet; Thence South 71°17'12" East, a distance of 160.30 feet; to the beginning of a curve to the left having a radius of 475.00 feet and a central angle of 89°38'30"; thence easterly along the arc of said curve a distance of 41.20 feet; Thence North 07°09'48" East, a distance of 834.45 feet, to the Southeastern corner of Foremaster Subdivision as shown by Entry #785096, Official Washington County Records; Thence South 89°32'32" 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-conforming lot and Subdivisions, South 07°28'30" West, a distance of 912.50 feet, to the beginning of a non-conforming lot and Subdivisions, through a central angle of 247°22'47" West, a radial distance of 471.00 feet, thence westerly along the arc of said curve, through a central angle of 247°22'47" West, a distance of 288.48 feet; Thence South 07°22'47" West, a distance of 58.00 feet; Thence South 89°32'32" 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 GOOD AND VALUABLE CONSIDERATION RECEIVED, THE UNDERSIGNED OWNER HEREBY DEDICATE AND CONVEY TO THE CITY OF ST. GEORGE, UTAH, ALL RIGHTS, TITLE, CLAIMS, AND INTERESTS, INCLUDING ALL PUBLIC STREETS, AND EASEMENTS ARE AS NOTED OR SHOWN, IN SAID SUBDIVISION, HEREBY DEDICATED TO THE CITY OF ST. GEORGE, UTAH, AND SHALL BE SUBJECT TO ALL PROPERLY 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
OWNER OF RECORD, INC.

CORPORATION ACKNOWLEDGMENT

GRANTOR: SOMETHING OF WORTH, INC.

Howard Foremaster
HOWARD FOREMASTER
OWNER OF RECORD, INC.

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.

Howard Foremaster
HOWARD FOREMASTER
OWNER OF RECORD, INC.

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

SOUTH RIM AT FOREMASTER RIDGE PHASE 2 SUBDIVISION

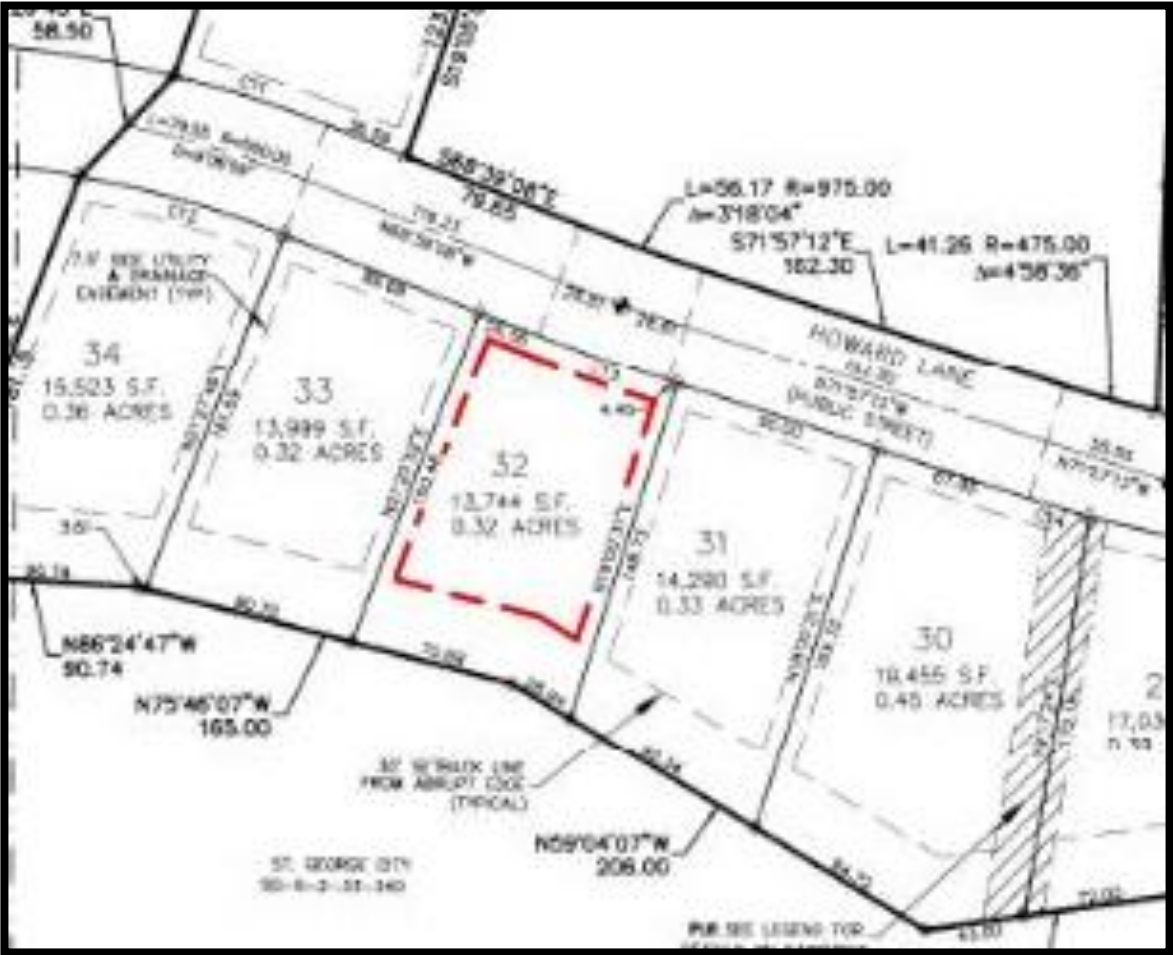
881-15-Phase 2 Final Plat (May 1, 2016)



41 South 133 East, Suite 100 • St. George, Utah 84770
T 435-628-8900 • F 435-628-8963 • 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
<p>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.</p> <p><i>[Signature]</i> Planning and Zoning Manager City of St. George</p>	<p>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>.</p> <p><i>[Signature]</i> Engineer City of St. George</p>	<p>Approved as to Form, this the <u>21st</u> day of <u>May</u>, A.D. <u>2016</u>.</p> <p><i>[Signature]</i> City Attorney City of St. George</p>	<p>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.</p> <p><i>[Signature]</i> Chairman-Planning Commission City of St. George</p>	<p>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 this <u>21st</u> day of <u>May</u>, A.D. <u>2016</u>, hereby accept said Plat with all commitments and obligations pertaining thereto.</p> <p><i>[Signature]</i> Mayor City of St. George</p>	<p>I, Washington County Treasurer, certify on this <u>21st</u> day of <u>May</u>, 2016, that the above Subdivision Plat has been duly recorded in the Public Records of Washington County, Utah, and that the same is a true and correct copy of the original Plat filed with me.</p> <p><i>[Signature]</i> Washington County Treasurer</p>	<p>DOC # 20160026535</p> <p>Doc # 20160026535 - Plat - Page 1 of 2</p> <p><i>[Signature]</i> County Recorder</p>

South Rim Plat



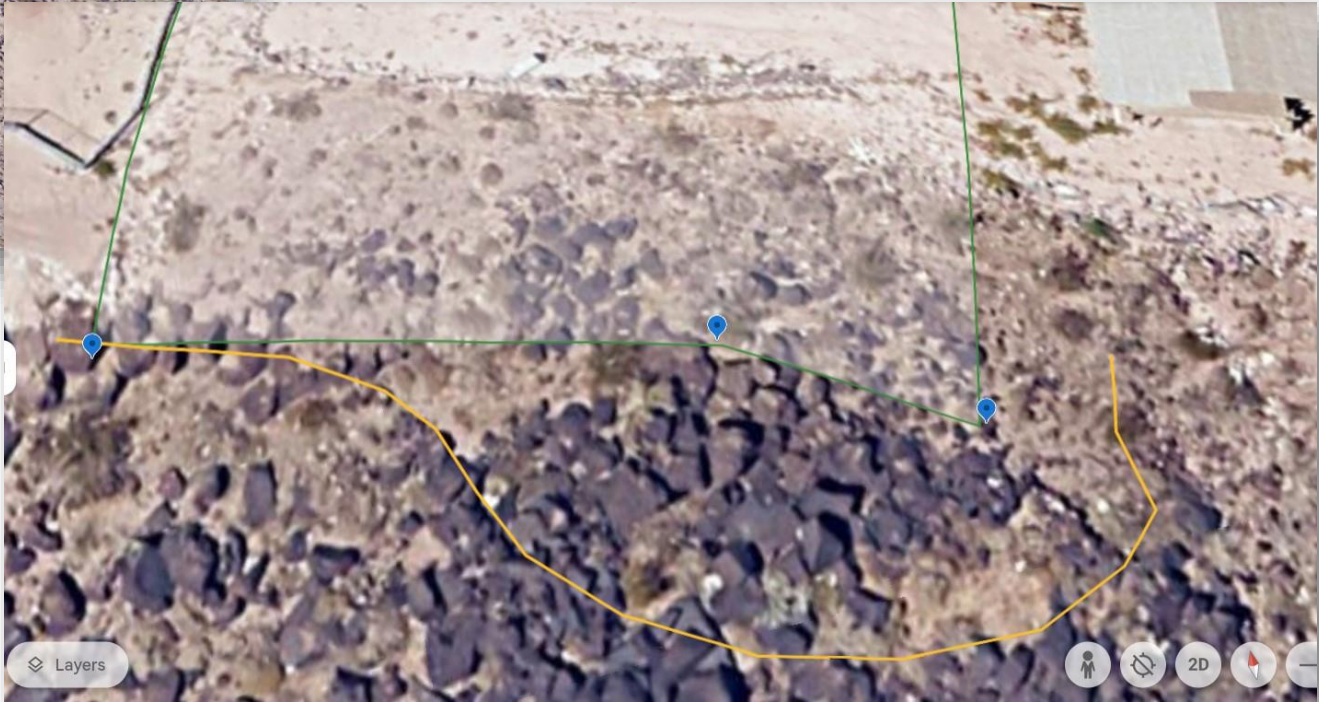
Images of Property



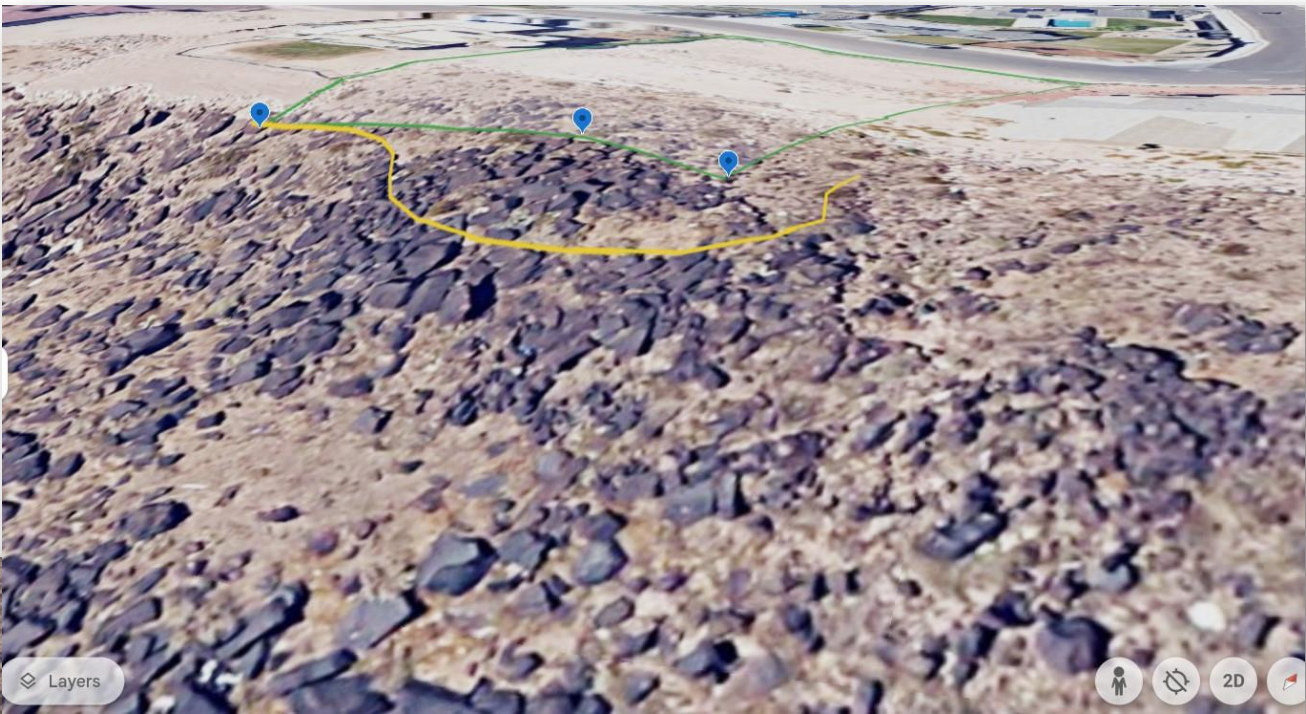
Images of Property



Applicant's Proposed Ridgeline



Applicant's Proposed Ridgeline



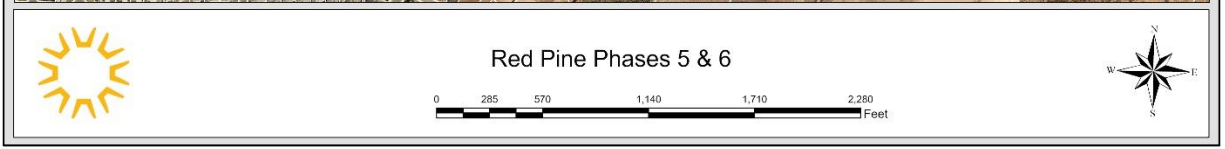
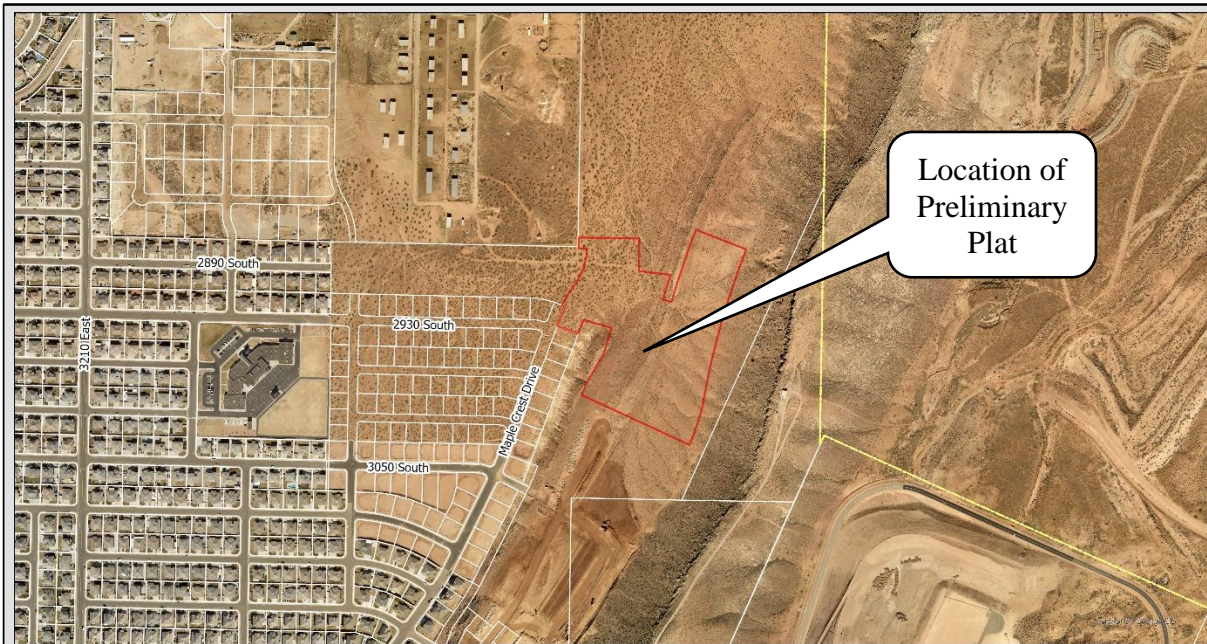
Recommendation by the HSRB



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

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

Red Pine Phases 5 & 6 Preliminary Plat (Case No. 2024-PP-004)	
Request:	The applicant is requesting approval of a 44 lot residential preliminary plat to be called Red Pine Phases 5 & 6.
Applicant:	Quality Properties, Inc.
Representative:	Mike Terry, DSG Civil
Location:	Located generally north of Maplecrest Drive and approximately ¼ mile east of 2890 South (see map).
General Plan:	LDR (Low Density Residential)
Existing Zoning:	R-1-10 (Single Family, 10,000 ft ² minimum lot size)
Land Area:	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 ft² while directly across the street is lot 503 at 21,440 ft². 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:

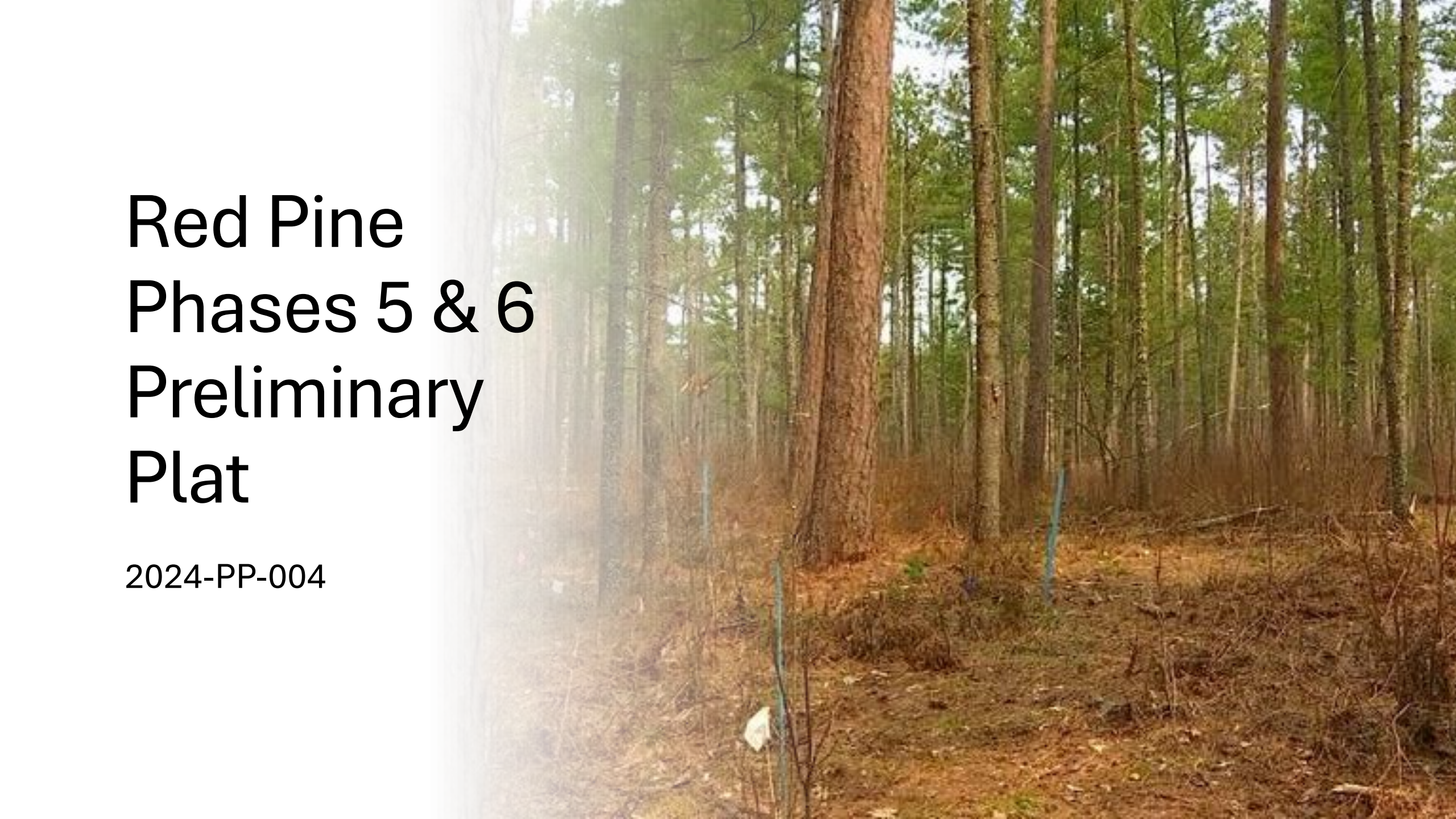
I move that we approve the Red Pine phases 5 & 6 preliminary plat as recommended by staff subject to the condition and based on the findings listed in the staff report.

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

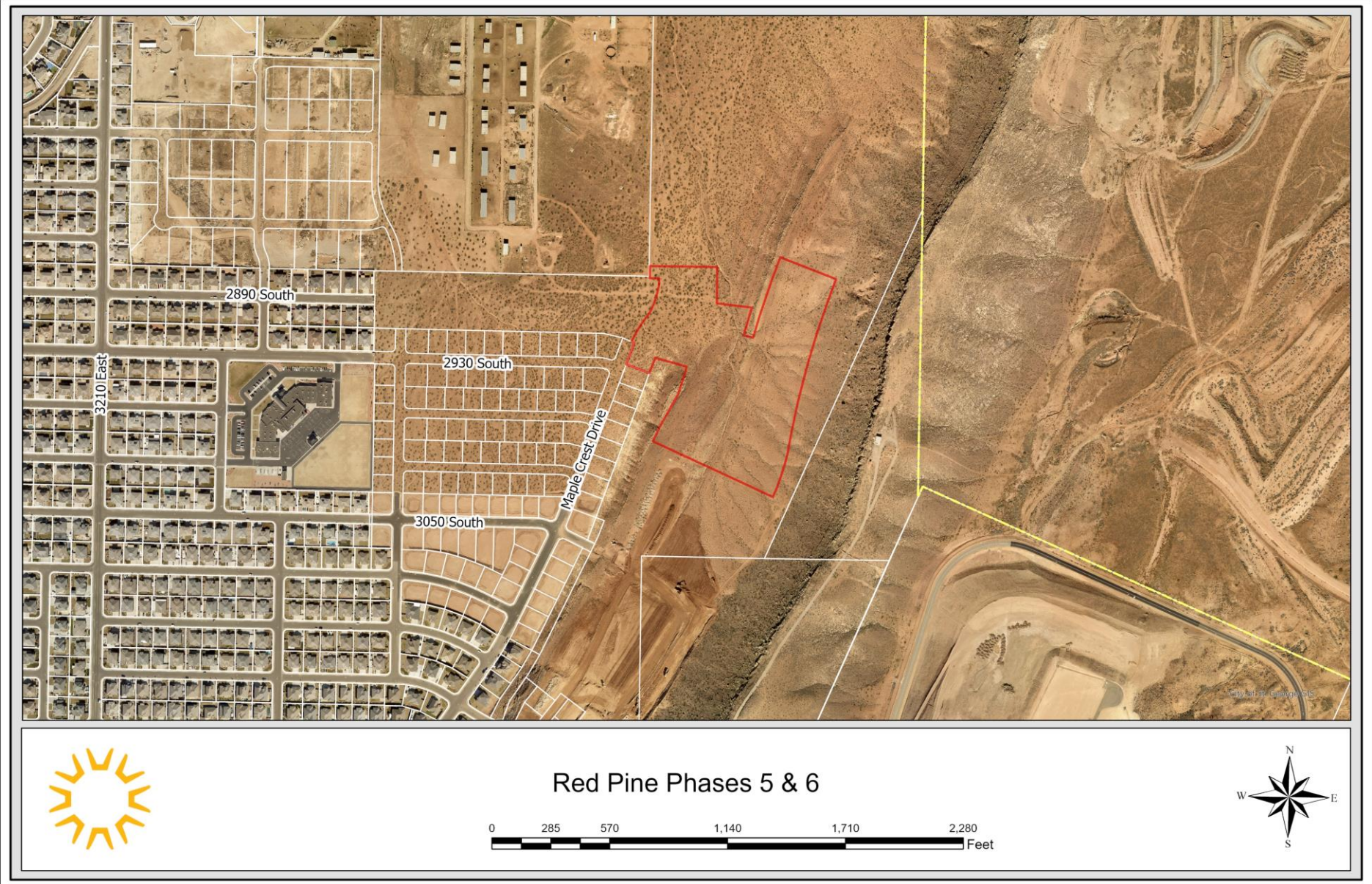
PowerPoint Presentation



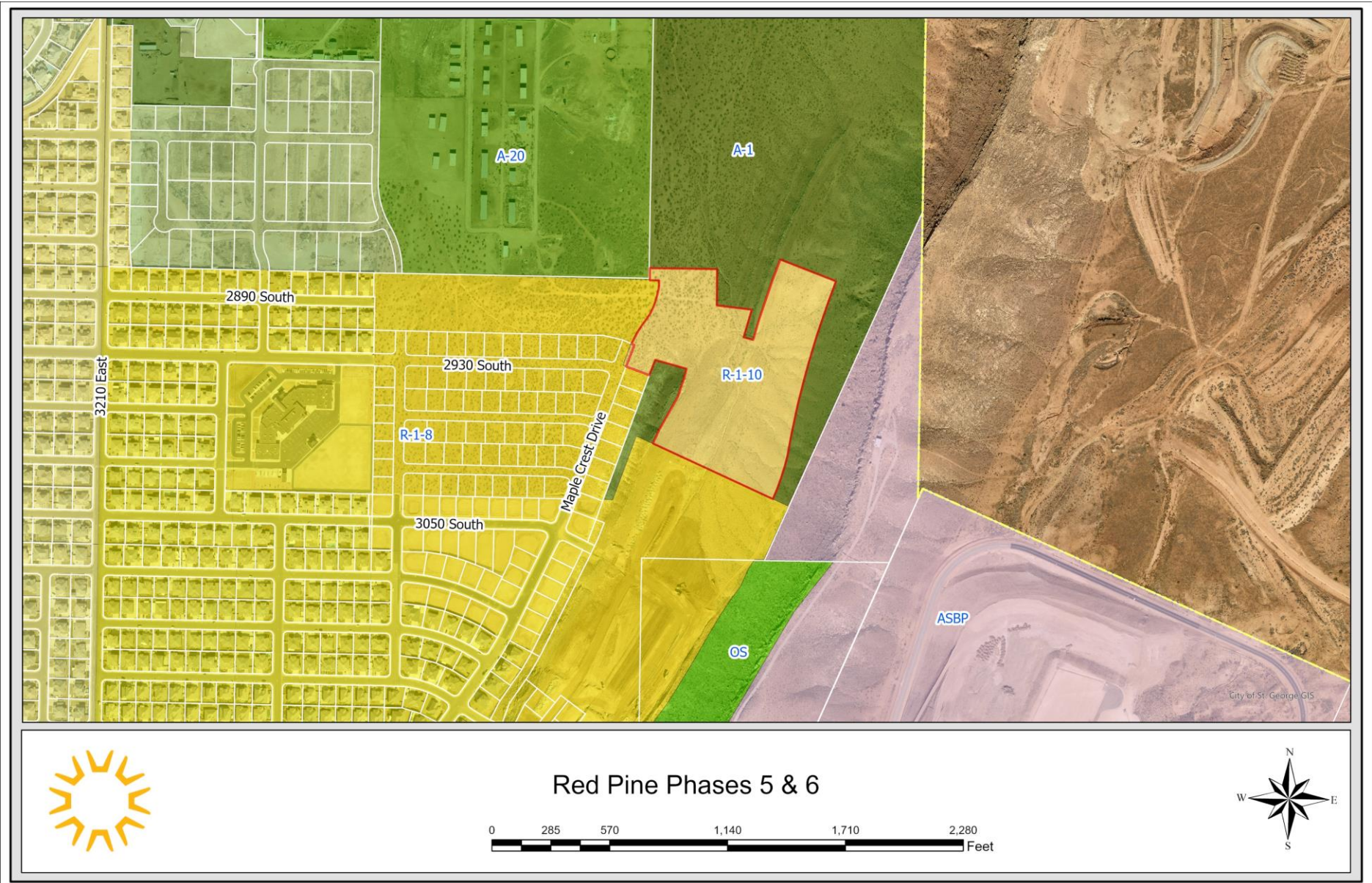
Red Pine Phases 5 & 6 Preliminary Plat

2024-PP-004

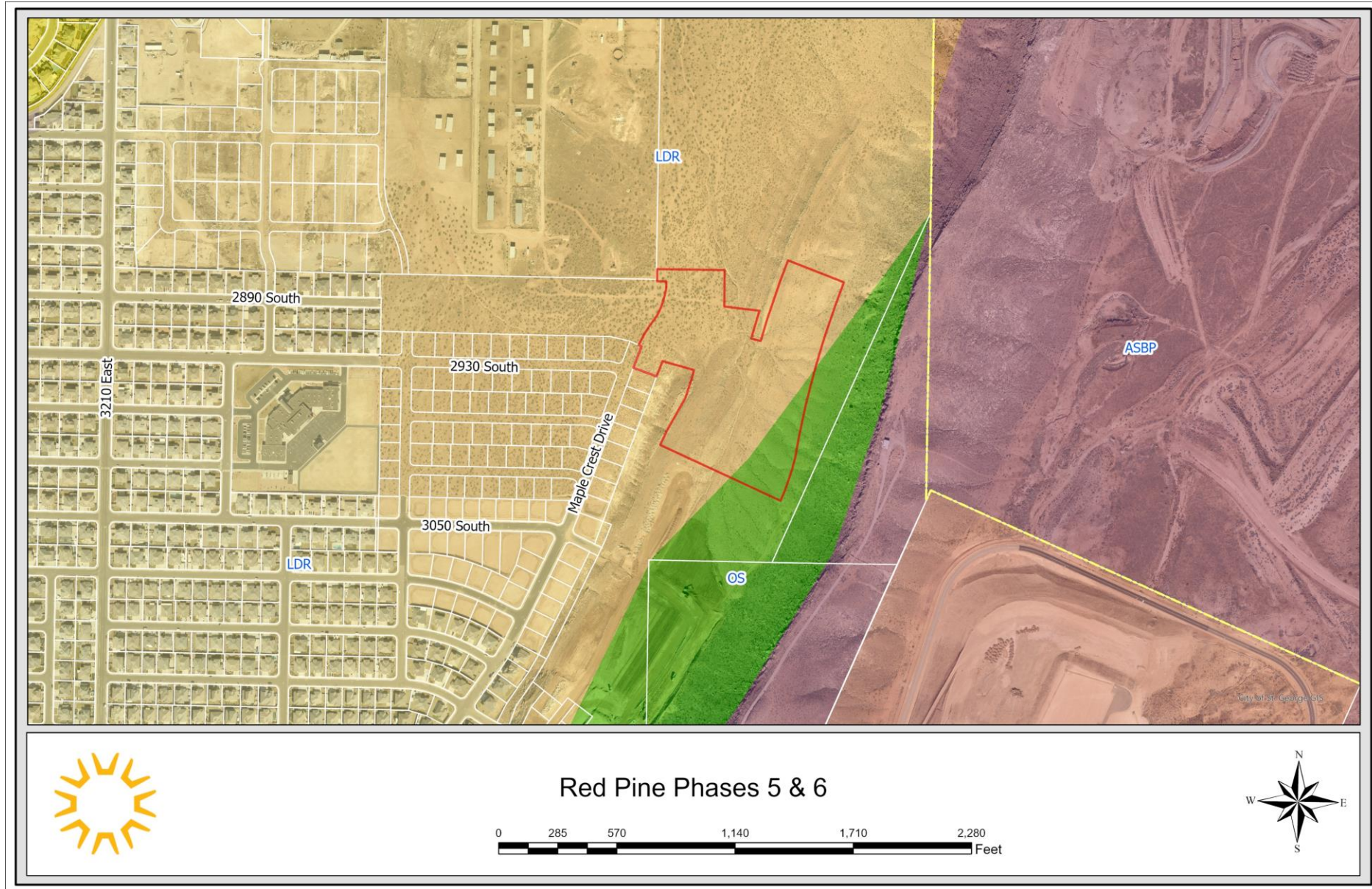
Aerial Map



Zoning Map

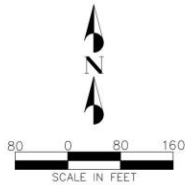


Land Use Map



Overall Plat

PRELIMINARY PLAT FOR RED PINE PHASES 5-6



GENERAL NOTES

1. ALL EXISTING UTILITY CONNECTIONS AND CROSSINGS SHALL BE FIELD VERIFIED AND LOCATED DURING THE CONSTRUCTION PROCESS. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO UTILITIES DURING THE WORK OR THIS SUBDIVISION. EXISTING UTILITIES SHOWN ARE FOR GENERAL LOCATION REFERENCE ONLY. CONTRACTOR SHALL COORDINATE WITH THE CITY OF ST. GEORGE AND BLUESTAKE AND/OR POTHOLE TO DETERMINE EXACT LOCATIONS AND CROSSINGS.
2. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM WITH THE CITY OF ST. GEORGE STANDARD DRAWING AND SPECIFICATIONS, UNLESS OTHERWISE NOTED AND/OR DETAILED IN PLANS.
3. ALL PROPERTY CORNERS SHALL BE STAKED/PINNED.
4. PROJECT SHALL INSTALL AN INFORMATIONAL SIGN ON SITE BEFORE CONSTRUCTION BEGINS. THIS SIGN WILL HAVE A MINIMUM SIZE, PLACEMENT LOCATIONS AND CONTENT INFORMATION WITH THE COMPANY NAME, PHONE CONTACT AND GRADING PERMIT NUMBERS.
5. PROJECT SHALL SUBMIT A DUST CONTROL PLAN WITH DETAILS ON EQUIPMENT SCHEDULING AND REPORTING OF DUST CONTROL ACTIVITIES.
6. A MANDATORY PRE-CONSTRUCTION MEETING WILL BE REQUIRED ON ALL PROJECTS PRIOR TO ANY GRUBBING, GRADING OR CONSTRUCTION ACTIVITIES. THE PERMIT HOLDER WILL BE REQUIRED TO NOTIFY ALL DEVELOPMENT SERVICE INSPECTORS.
7. FOLLOW APPENDIX "I" STANDARDS FOUND IN THE IBC.
8. ALL WORK AND MATERIALS MUST MEET CITY OF ST. GEORGE STANDARDS.
9. LIMITS OF CONSTRUCTION IS THE TBC. A MAXIMUM 3:1 FILL SLOPE AND 2:1 CUT SLOPE SHALL BE CONSTRUCTED FROM TBC TO EXISTING GROUND.
10. KEEP ALL OBJECTS GREATER THAN 36" IN HEIGHT OUT OF SIGHT DISTANCE TRIANGLES THAT MAY OBSTRUCT A DRIVER'S VIEW.
11. ALL STREETS TO BE PUBLIC RIGHT-OF-WAY, CONSTRUCTED TO CITY STANDARDS.
12. THIS SITE IS NOT LOCATED WITHIN A HILLSIDE OVERLAY ZONE.

SHEET INDEX

SHEET	NO.	DESCRIPTION
CS-1	1	COVER SHEET
P-1,2	2-3	HORIZONTAL CONTROL AND GRADING
P-3	4	DETAIL PLAN
P-4,5	5-6	UTILITY PLANS

OWNER/DEVELOPER

DSG Engineering LLC
113 EAST 200 NORTH STE. #2
ST. GEORGE, UTAH 84770

CONTACT

Ryan Thomas, PE
(435) 628-2121



DATE	BY	DESCRIPTION

PROJECT NAME:
**RED PINE
PHASE 5-6
LOCATED IN ST. GEORGE, UTAH**

SHEET NAME:
COVER SHEET

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 EAST 200 NORTH STE. #2
ST. GEORGE, UTAH 84770
OFFICE (435) 628-2121

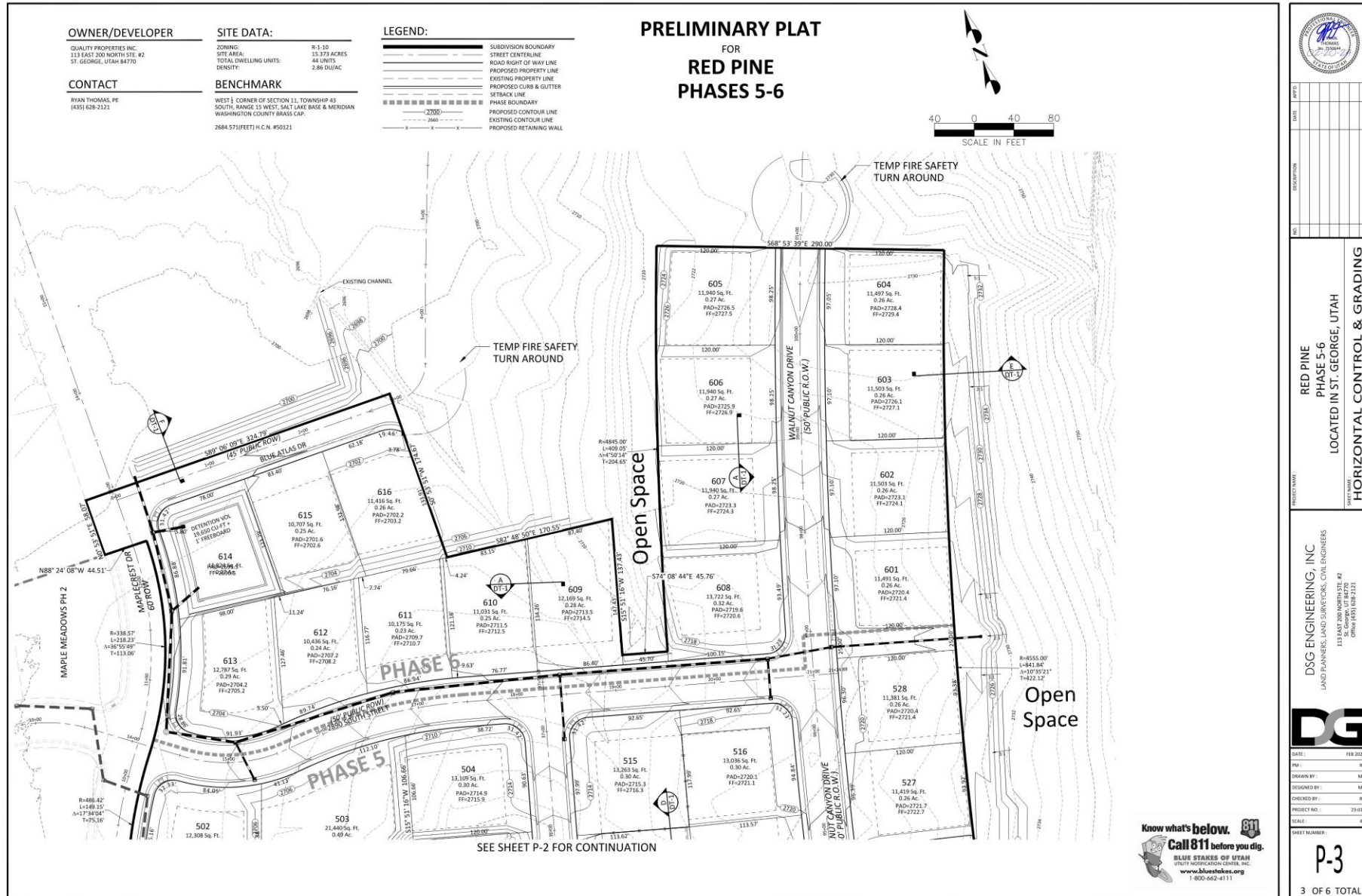


DATE:	FEB 2024
PM:	MT
DRAWN BY:	MT
DESIGNED BY:	MT
CHECKED BY:	RT
PROJECT NO.:	23-013
SCALE:	AS SHOWN

SHEET NUMBER:
P-1
1 OF 6 TOTAL



Proposed Plat



DATE	
DRAWN	
CHECKED	
DESIGNED	
PROJECT NO.	
SHEET NO.	

RED PINE
PHASE 5-6
LOCATED IN ST. GEORGE, UTAH

HORIZONTAL CONTROL & GRADING

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 EAST 200 NORTH STE. #2
ST. GEORGE, UTAH 84770
OFFICE (435) 628-2121



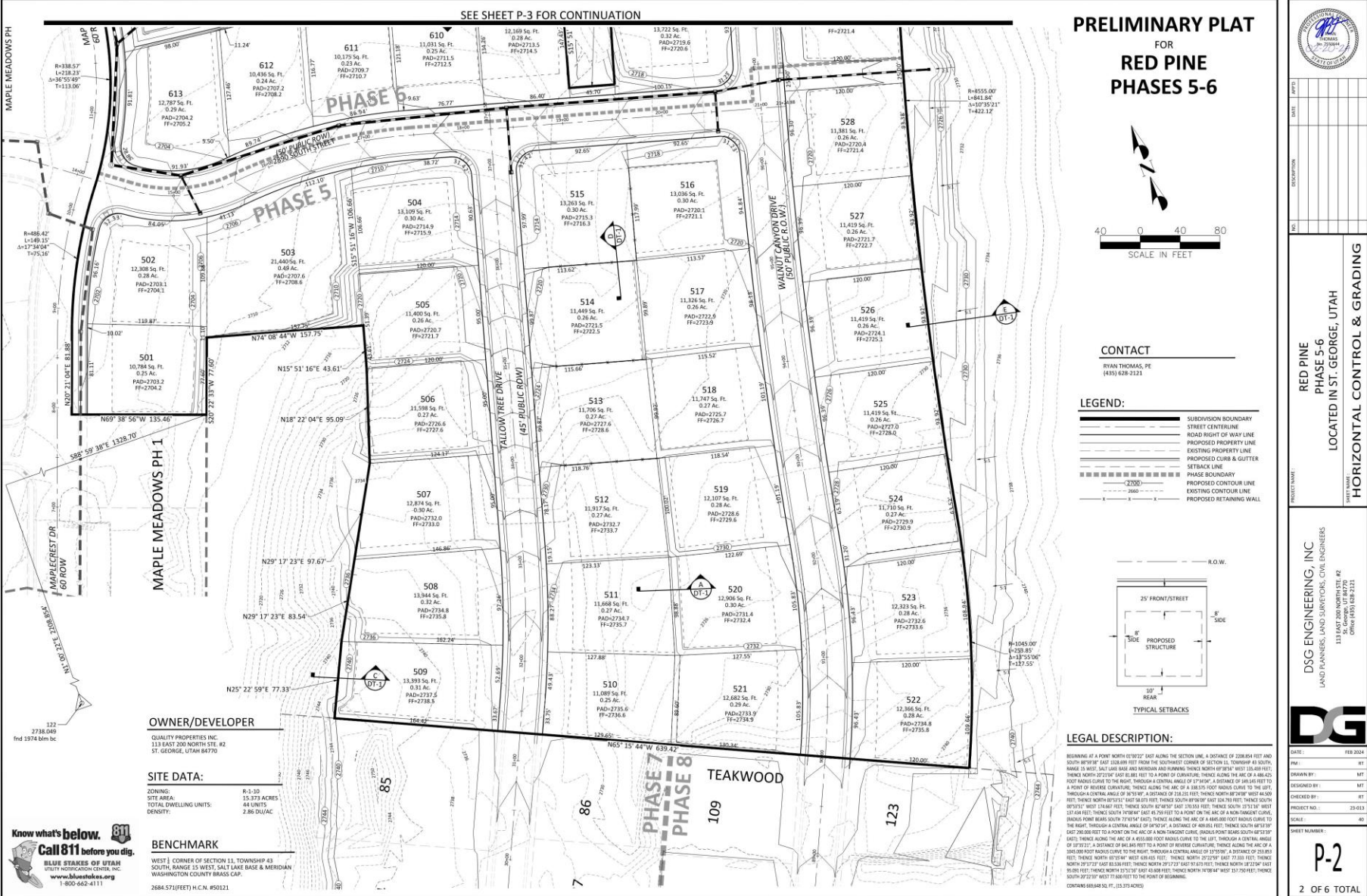
DATE:	FEB 2024
PLOT:	RT
DRAWN BY:	MT
DESIGNED BY:	MT
CHECKED BY:	RT
PROJECT NO.:	28-013
SCALE:	AS SHOWN
SHEET NUMBER:	40

P-3

3 OF 6 TOTAL



Proposed Plat



DATE	REVISION

PROJECT NAME:
**RED PINE
PHASE 5-6
LOCATED IN ST. GEORGE, UTAH**

PROJECT NUMBER:
HORIZONTAL CONTROL & GRADING

DSG ENGINEERING, INC.
LAND PLANNERS, LAND SURVEYORS, CIVIL ENGINEERS
113 EAST 200 NORTH STE. #2
ST. GEORGE, UTAH 84770
OFFICE (435) 628-2121



DATE: FEB 2024

DRAWN BY:	MT
CHECKED BY:	MT
PROJECT NO.:	28-013
SCALE:	AS SHOWN
SHEET NUMBER:	40
SHEET TITLE:	P-2

2 OF 6 TOTAL

1 **ST. GEORGE PLANNING COMMISSION MINUTES**
2 **MARCH 12, 2024 5:00 P.M.**
3 **CITY COUNCIL CHAMBERS**

4
5 **PRESENT:**

6 **Planning Commission Chair Austin Anderson**
7 **Planning Commission Member Nathan Fisher**
8 **Planning Commission Member Terri Draper**
9 **Planning Commission Member Kelly Casey**
10 **Planning Commission Member Ben Rogers**
11 **Planning Commission Member Lori Chapman**

12
13 **EXCUSED:**

14 **Planning Commission Member Brandon Anderson**

15
16 **STAFF MEMBERS PRESENT:**

17 **Deputy City Attorney Jami Brackin**
18 **Community Development Director Carol Winner**
19 **Assistant Public Works Director Wes Jenkins**
20 **Planner Mike Hadley**
21 **Development Office Supervisor Monica Smith**
22 **City Recorder Christina Fernandez**

23
24 **OTHERS PRESENT:**

25 **Applicant Chelsey Antonich with Galloway & Company**

26
27 **CALL TO ORDER:**

28 Planning Commission Chair Anderson called the meeting to order and welcomed all in
29 attendance. The Pledge of Allegiance to the Flag was led by Commissioner Rogers.

30
31 Link to call to order and flag salute: [00:00:00](#)

32
33 Link to comments from Deputy City Attorney Jami Brackin: [00:57:00](#)

34
35 **PUBLIC HEARING/PLANNED DEVELOPMENT AMENDMENT:**

36 **Cyprus Credit Union Planned Development Amendment – PUBLIC HEARING:**
37 Taylor Smith, representing Galloway & Company is requesting approval of an
38 amendment to the River Crossing PD-C (Planned Development Commercial) to develop
39 a 4,160 square foot credit union on 0.89 acres. This project is located on the southeast
40 corner of River Road and George Washington Parkway. Case No. **2024-PDA-004**
41 (Staff – Mike Hadley)

42
43 Link to presentation from Planner Mike Hadley, including discussion between the
44 Planning Commission Members and Mr. Hadley: [00:02:16](#)

45
46 Agenda packet [Page 2]

47
48 Link to public hearing, no comments made: [00:05:35](#)

49
50 Link to introduction of applicant Chelsey Antonich with Galloway & Company and
51 further discussion between Planning Commission Members, Mr. Hadley, and Ms.
52 Antonich: [00:05:45](#)

53

1 Link to motion: [00:17:14](#)

2
3
4 **MOTION:**

5 A motion was made by Planning Commission Member Fisher to recommend
6 with condition that the applicant make revisions of the wall.

7 **SECOND:**

8 The motion was seconded by Planning Commission Member Chapman.

9
10 Link to discussion on the motion: [00:17:55](#)

11
12 Link to amend motion: [00:18:00](#)

13
14 **AMENDED**

15 **MOTION:**

16 Planning Commission Member Fisher amended his motion to include staff's
17 comments and recommendations.

18 **SECOND:**

19 The amended motion was seconded by Planning Commission Member
20 Chapman.

21 **VOTE:**

22 Chair Anderson called for a vote, as follows:

23
24 Planning Commission Chair Anderson - aye
25 Planning Commission Member Fisher - aye
26 Planning Commission Member Draper - aye
27 Planning Commission Member Casey - aye
28 Planning Commission Member Rogers - aye
29 Planning Commission Member Chapman - aye

30
31 The vote was unanimous and the motion carried.

32
33 **APPROVAL OF MINUTES:**

34 **Minutes**

35
36 Consider a request to approve the meeting minutes from the February 27, 2024,
37 meeting.

38
39 Link to motion: [00:19:10](#)

40
41 **MOTION:**

42 A motion was made by Planning Commission Member Chapman to approve
43 the minutes.

44 **SECOND:**

45 The motion was seconded by Planning Commission Member Fisher.

46 **VOTE:**

47 Chair Anderson called for a vote, as follows:

48
49 Planning Commission Chair Anderson - aye
50 Planning Commission Member Fisher - aye
51 Planning Commission Member Draper - aye
52 Planning Commission Member Casey - aye
53 Planning Commission Member Rogers - aye

1 Planning Commission Member Chapman - aye

2
3 The vote was unanimous and the motion carried.

4
5 **REVIEW OF CITY COUNCIL ITEMS:**

6 **City Council Items**

7
8 *Carol Winner the Community Development Director will report on items heard at the*
9 *March 7, 2024, City Council meeting*

- 10 1. 2024-PDA-001 Les Schwab Tire Center
11 2. 2023-PP-062 White Sage Terrace
12 3. 2023-PDA-024 White Sage Terrace
13 4. 2024-PDA-002 Del Taco
14 5. 2024-PP-001 Del Taco
15 6. 2024-ZRA-004 Water Conservation Updates
16 7. 2024-HS-002 Rim Rock Wash
17 8. 2024-PDA-003 River Crossing Sign Amendment
18 9. 2024-ZRA-005 9-3C Habitat Conservation Plan

19
20 Link to Community Development Director Carol Winner reviewing items from the March
21 7, 2024 City Council meeting, including discussion between the Planning Commission
22 Members and Ms. Winner: [00:19:30](#)

23
24 **ADJOURN:**

25 Link to motion: [00:23:17](#)

26
27 **MOTION:**

28 A motion was made by Planning Commission Member Fisher to adjourn.

29 **SECOND:**

30 The motion was seconded by Planning Commission Member Casey.

31 **VOTE:**

32 Chair Anderson called for a vote, as follows:

33
34 Planning Commission Chair Anderson - aye
35 Planning Commission Member Fisher - aye
36 Planning Commission Member Draper - aye
37 Planning Commission Member Anderson - aye
38 Planning Commission Member Casey - aye
39 Planning Commission Member Rogers - aye
40 Planning Commission Member Chapman - aye

41
42 The vote was unanimous and the motion carried.

43
44
45
46
47
48 _____
Monica Smith, Secretary