

**NOTICE OF MEETING
HILLSIDE REVIEW BOARD
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH**

Public Notice

Notice is hereby given that the Hillside Review Board of the City of St. George, Washington County, Utah, will hold a meeting at the reference site on **Wednesday, January 22, 2025**, commencing on site at 9:00 a.m.

The agenda for the meeting is as follows:

Call to Order

Call for disclosure of conflicts of interest

- 1. Wilson Foremaster** – This is a request to obtain a hillside permit for the property located on the east side of Five Sisters Drive at approximately 400 South in anticipation of construction of a residential home. The purpose of the meeting is to make a recommendation to the Planning Commission on the location of the ridgeline. This property is in the hillside overlay. **Meeting time is approximately 9:00 am on the east side of Five Sisters Drive at approximately 400 South.**

2. Minutes

Consider a request to approve the meeting minutes from the December 18, 2024, meeting.

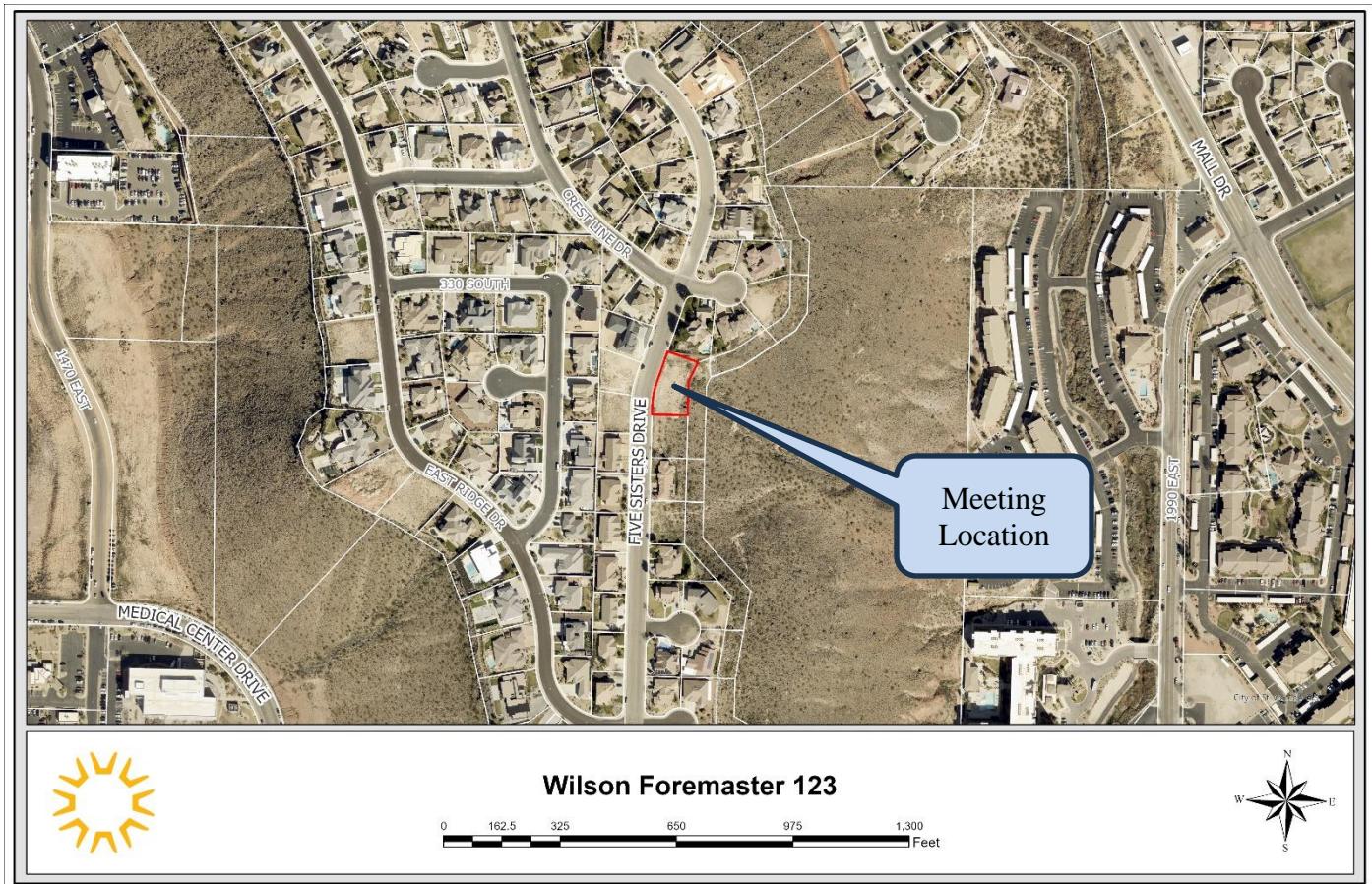


Dan Boles – Senior Planner

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.

Item # 1 Meeting Location

Five Sisters Dr.



HILLSIDE REVIEW BOARD AGENDA REPORT: 01/22/2025

Wilson Foremaster Ridge 123 Hillside Development Permit (Case No. 2025-HS-003)		
Request:	A Hillside Development Permit to identify the location of the ridgeline and ridgeline setback on lot 123 of the Foremaster Ridge subdivision in anticipation of the construction of a residential home.	
Applicant:	Desert Shadow Development – Ben Willits	
Location:	West side of Five Sisters Dr. at approximately 400 South	
General Plan:	Low Density Residential (LDR)	
Existing Zoning:	R-1-10 - Single Family Residential, minimum lot size 10,000 ft ²	
Surrounding Zoning:	North	R-1-10
	South	R-1-10
	East	R-1-10
	West	R-1-10
Land Area:	Approximately 0.35 acres	



Wilson Foremaster 123

BACKGROUND

This is a request to obtain a hillside permit for the property located on the east side of Six Sisters Drive at approximately 400 South (Lot 123 Foremaster Ridge). (See Exhibit A, Foremaster Ridge 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 meet with the hillside committee and review the location of the 30-foot ridgeline setback as shown on the final plat for Foremaster Ridge lot 123 and identify the ridgeline as required by ordinance.

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)

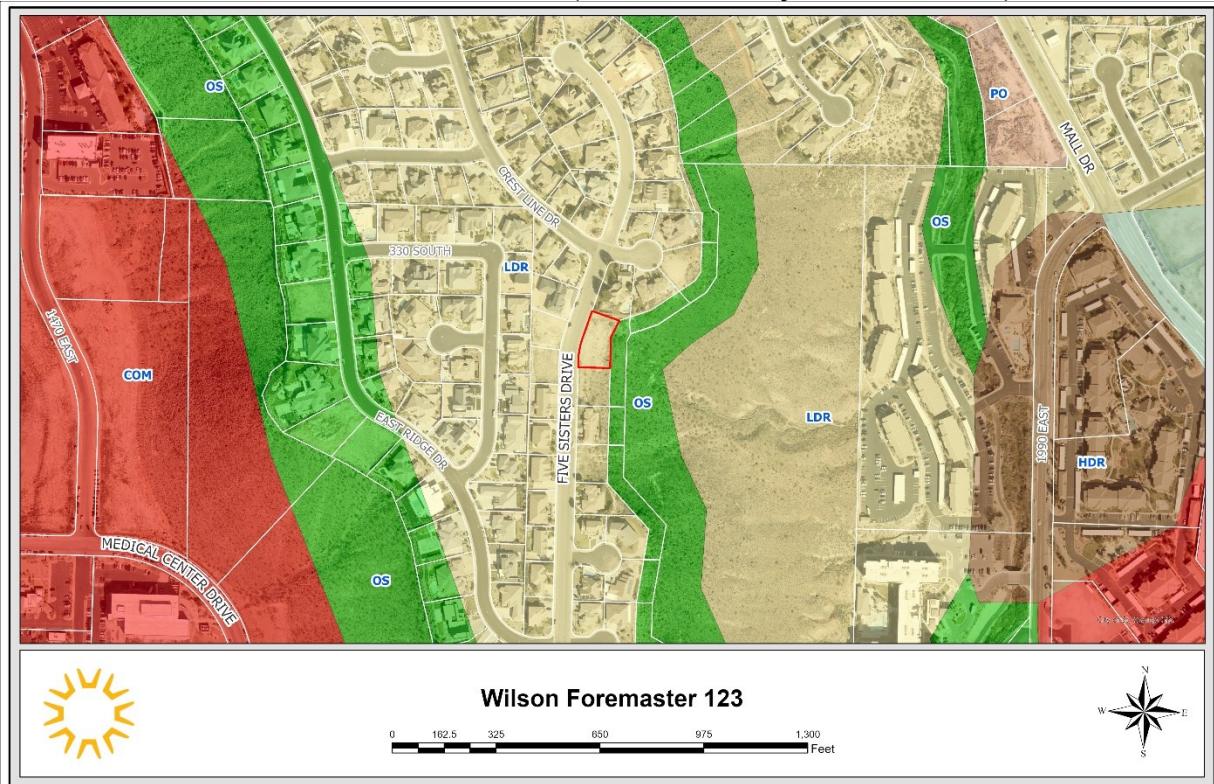
EXHIBITS PROVIDED

1. Exhibit A – Foremaster Ridge Plat
“Exhibit A” in the packet shows the Foremaster Ridge plat.
2. Exhibit B – Aerial of Existing Ridgeline with Plat Overlay
“Exhibit B” is an aerial map with the Foremaster Ridge Plat overlayed.
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 123.

RECOMMENDATION

The applicant is requesting that the ridgeline and the ridgeline setback be determined for Lot 123 of the Foremaster Ridge plat. Section 10-13A-8(B)(1) of the “Hillside Review Board Powers and Duties” states that the Hillside Board can make recommendations to “adopt, modify or reject a proposal” to the Planning Commission (PC).

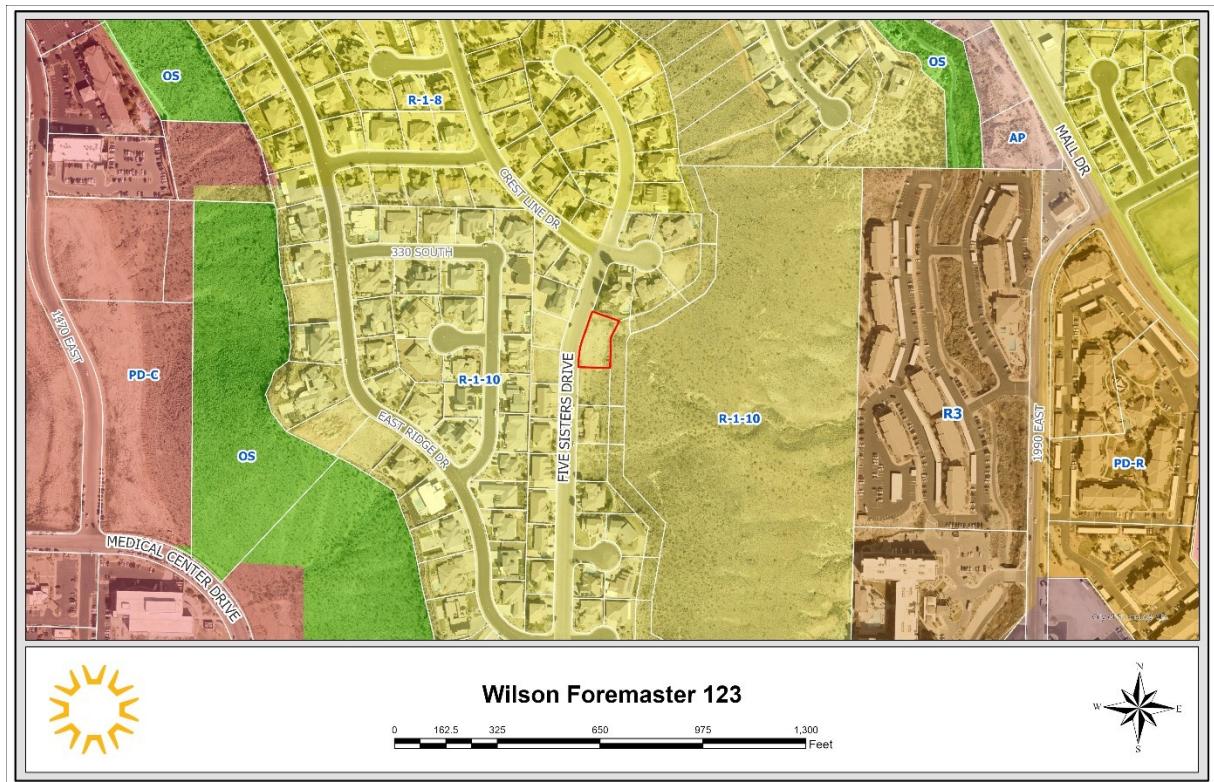
General Plan – LDR (Low Density Residential)



Wilson Foremaster 123



Zoning - R-1-10



Wilson Foremaster 123

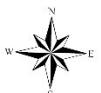


EXHIBIT A

FOREMASTER RIDGE

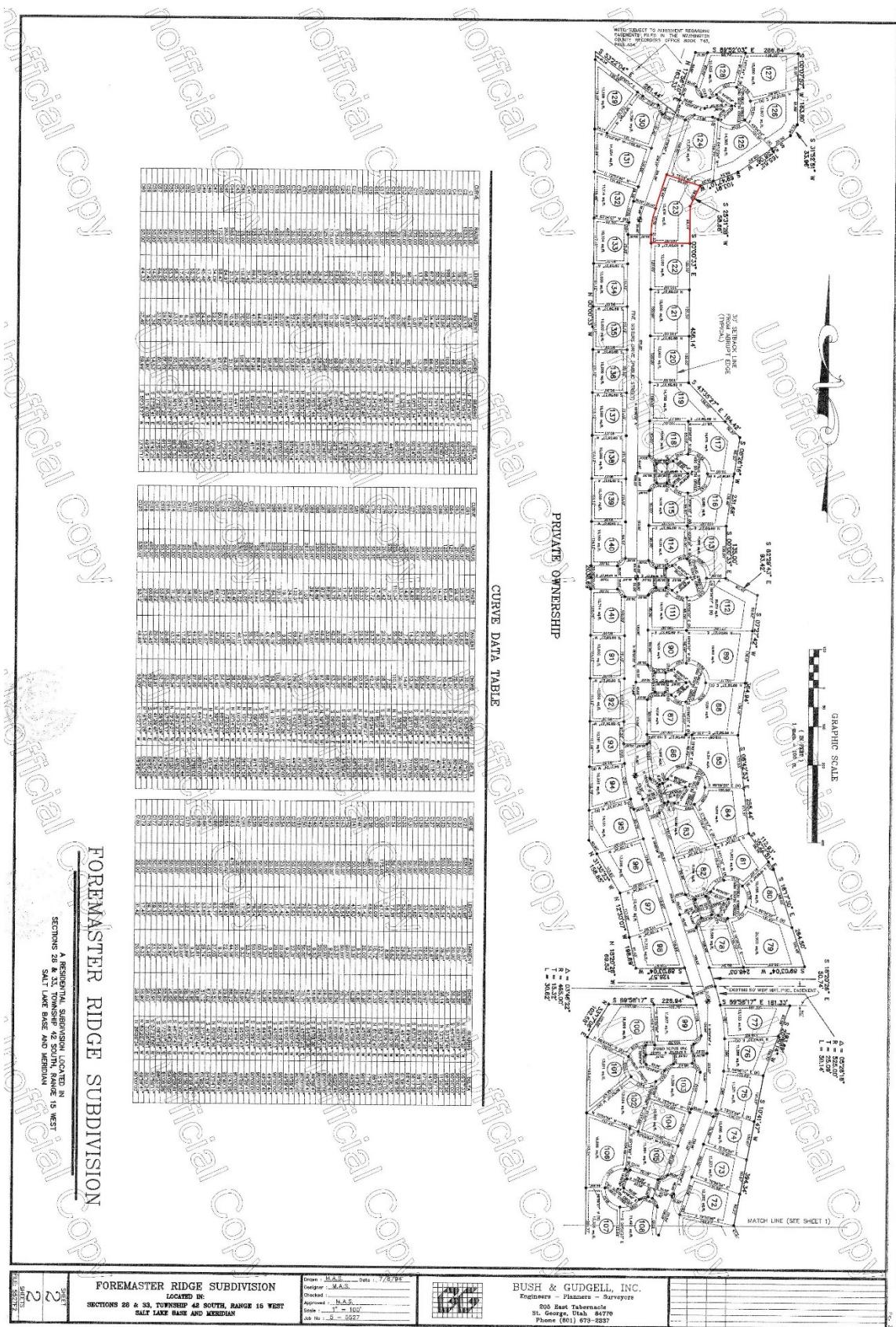


EXHIBIT B
AERIAL IMAGES OF LOT 123





EXHIBIT C PROPOSED RIDGELINE



Foremaster Lot 123
Proposed Site Plan
SG-FORR-123



Foremaster Lot 123
Proposed Site Plan
SG-FORR-123

**ST. GEORGE HILLSIDE REVIEW BOARD MINUTES
DECEMBER 18, 2024, 9:00 A.M.
ON SITE**

PRESENT:

**Hillside Review Board Chair, James Sullivan
Board Member, Jeff Mathis
Board Member, Russ Owens
Board Member, Dave Black
Board Member, Kevin Holyoak**

EXCUSED:

STAFF MEMBERS PRESENT:

PLANNERS PRESENT:
Assistant Public Works Director, Wes Jenkins
Community Development Director, Carol Winner
Planner, Brett Hamilton
City Landscape Architect, Mark Goble
Development Office Supervisor, Monica Smith
Assistant City Attorney, Daniel Baldwin

OTHERS PRESENT:

**Rick Meyer, Bush and Gudgell
Wayne Rogers, AGEC
Chad Buce, Straightline Architecture**

Link to Call to Order by Chair Sullivan: [00:00:22](#)

HILLSIDE DEVELOPMENT PERMIT:

Consider a request for a Hillside Development Permit to allow disturbance of slope areas greater than 20% and to determine natural vs. man-made slope areas. Applicant – Bush and Gudgell – Representative – Rick Meyer - Case No. 2024-HS-004 – ON SITE.

BACKGROUND AND RECOMMENDATION: This is a request to obtain a hillside permit for the property located at Canyon View Dr and Ostler Way. The applicants are proposing to build a new apartment development on this property. This property is in the hillside overlay. **Case No. 2024-HS-004** (Staff – Brett Hamilton).

Link to comment by Bush and Gudgell representative, Rick Meyer, describing the project and background information, including discussion between Board Members and Mr. Meyer: [00:00:55](#)

[Link to question by Assistant Public Works Director, Wes Jenkins, including discussion between Rick Meyer, and Mr. Jenkins: 00:03:18](#)

Link to question by Assistant Public Works Director, Wes Jenkins, including discussion between Rick Meyer, and Mr. Jenkins: [00:03:54](#)

Link to question by Chair Sullivan, including discussion between Board Members, and Mr. Meyer: [00:05:01](#)

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5 Link to question by Assistant Public Works Director, Wes Jenkins, including discussion
6 between Board Members, Wayne Rogers, Rick Meyer, and Mr. Jenkins: [00:06:01](#)
7

8 Link to question by Board Member Owens, including discussion between Board
9 Members, Wes Jenkins, and Wayne Rogers: [00:07:36](#)
10

11 Link to question by Board Member Holyoak, including discussion between Board
12 Members, and Wayne Rogers: [00:08:47](#)
13

14 Link to question by Assistant Public Works Director, Wes Jenkins, including discussion
15 between Board Members, Wayne Rogers, Rick Meyer, and Mr. Jenkins: [00:09:40](#)
16

17 Agenda packet [\[Page 3\]](#)
18

19 Link to motion and discussion on the motion: [00:12:16](#)
20

21 **MOTION:**

22 A motion was made by Board Member Mathis to recommend approval of this
23 agenda item, Canyon View Apartments, that they have met the ordinance
24 with disturbance areas, in the 20-30% range with the adjusted grades and
25 they have modified the retaining wall locations, and the areas in the disturbed
26 area, down below, have been previously disturbed and have not been
27 calculated as part of that disturbed area. Whether it's a final plat, or some
28 kind of subdivision document, a recorded easement that the pre-existing
29 buttress on the west side of this property be delineated and marked as a do
30 not disturb area.
31

32 **SECOND:**

33 The motion was seconded by Board Member Black.
34

35 **VOTE:**

36 Chair Sullivan called for a vote, as follows:
37

38 Chair Sullivan – aye
39 Board Member Mathis – aye
40 Board Member Owens – aye
41 Board Member Black – aye
42 Board Member Holyoak – aye
43

44 The vote was unanimous and the motion carried
45

46 **APPROVAL OF MINUTES:**

47 Approval of the meeting minutes from the November 20, 2024 meeting.
48

49 Agenda packet [\[Page 115\]](#)
50

51 Link to motion: [00:13:41](#)
52

53

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5 **MOTION:**

6 A motion was made by Board Member Black to approve the minutes.
7

8 **SECOND:**

9 The motion was seconded by Board Member Mathis.
10

11 **VOTE:**

12 Chair Sullivan called for a vote, as follows:
13

14 Chair Sullivan – aye
15 Board Member Black – aye
16 Board Member Mathis – aye
17 Board Member Owens – aye
18 Board Member Holyoak – aye
19

20 **ADJOURN:**

21 Link to move to adjourn: [00:13:53](#)
22

23 **MOTION:**

24 A motion was made by Board Member Black to adjourn.
25

26 **SECOND:**

27 The motion was seconded by Board Member Mathis.
28

29 **VOTE:**

30 Chair Sullivan called for a vote, as follows:
31

32 Chair Sullivan – aye
33 Board Member Black – aye
34 Board Member Mathis – aye
35 Board Member Owens – aye
36 Board Member Holyoak – aye
37

38 The vote was unanimous and the motion carried.
39

40

41 /s/Monica Smith

42

43 Monica Smith, Secretary