

**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, May 27, 2026**, commencing on site at **approximately 1540 East Howard Ln at 8:30 a.m.**

The agenda for the meeting is as follows:

Call to Order

Call for disclosure of conflicts of interest

- 1. South Rim at Foremaster Lot 59** - This is a request to obtain a hillside permit for the property located at approximately 1540 East Howard Lane 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 8:30 am on the south side of Howard Lane at approximately 1540 East.**

2. Minutes

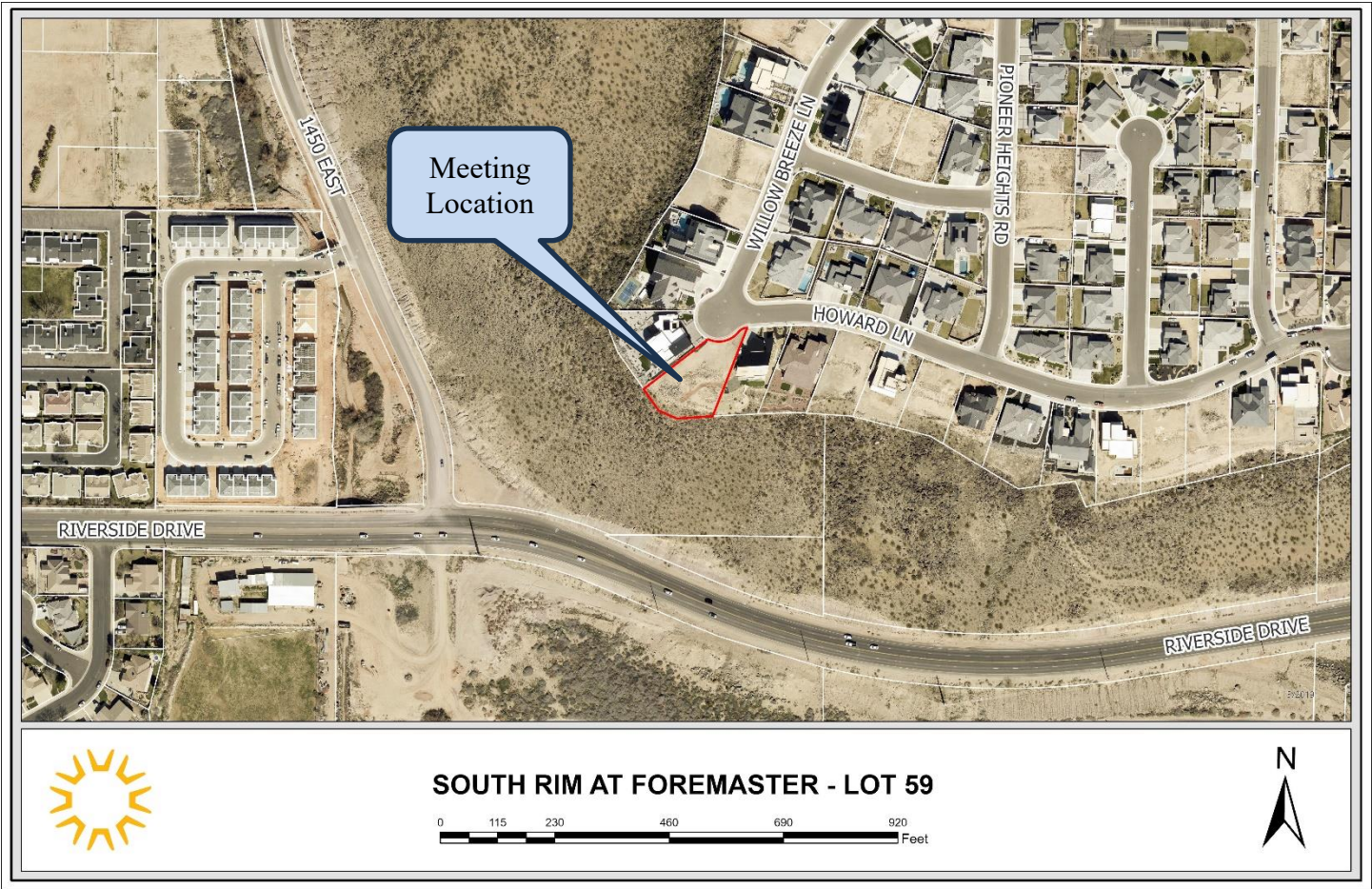
Consider a request to approve the meeting minutes from the March 31, 2026, meeting.



Brenda Hatch – Development Services

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.

Meeting Location



HILLSIDE REVIEW BOARD AGENDA REPORT: 05/27/2026

Foremaster Ridge Lot 59 Hillside Development Permit (Case No. 2026-HS-003)	
Request:	A Hillside Development Permit to determine the location of the ridgeline and ridgeline setback on lot 59 of the South Rim at Foremaster Ridge subdivision in anticipation of the construction of a residential home.
Applicant:	Kelsey Enterprises, Bryce Kelsey
Location:	Lot 59 Foremaster Ridge (Corner of Howard Ln. and Willow Breeze Lane)
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 0.44 acres



SOUTH RIM AT FOREMASTER - LOT 59

0 115 230 460 690 920 Feet



BACKGROUND

This is a request to obtain a hillside permit for the property located at approximately 1560 E. Howard Lane (Lot 59, South Rim at 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 review the location of the 30-foot ridgeline setback as shown on the final plat for Foremaster Ridge lot 59 and establish a ridgeline which the applicant feels is more indicative of the actual ridgeline.

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.

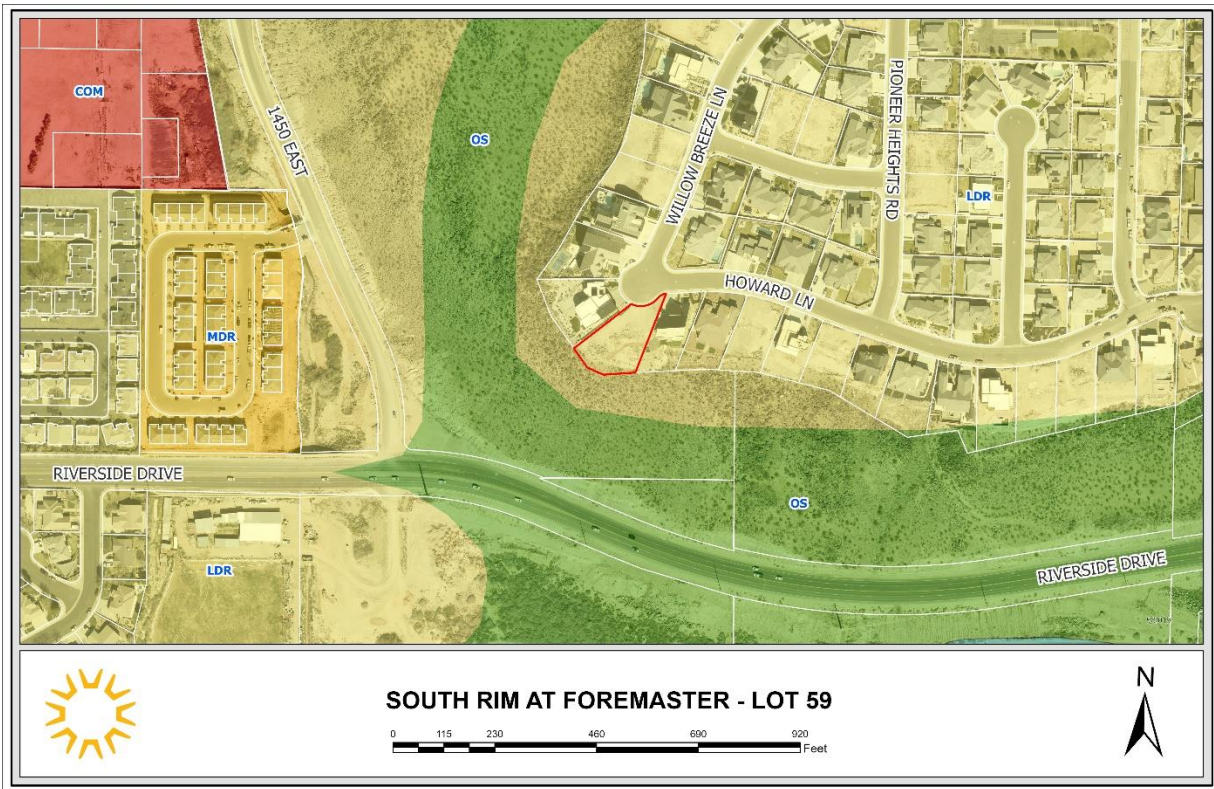
EXHIBITS PROVIDED

1. Exhibit A – Foremaster Ridge Plat
“Exhibit A” in the packet shows the plat of Foremaster Ridge.
2. Exhibit B – Aerial of Existing Project Area
“Exhibit B” is an aerial map of the project site for Foremaster Ridge Lot 59.
3. Exhibit C – Site Plan Map of Lot 59
“Exhibit D” is a map showing the site and ridgeline setback of Lot 59.

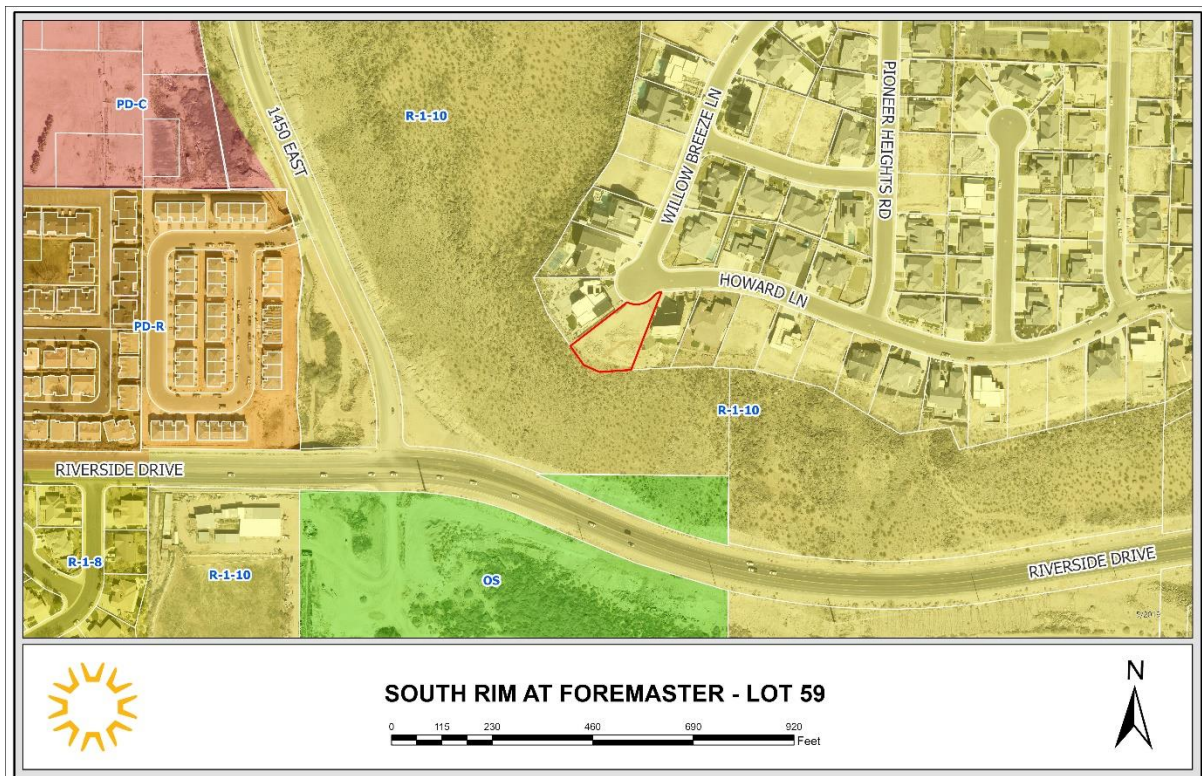
RECOMMENDATION

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)



Zoning - R-1-10



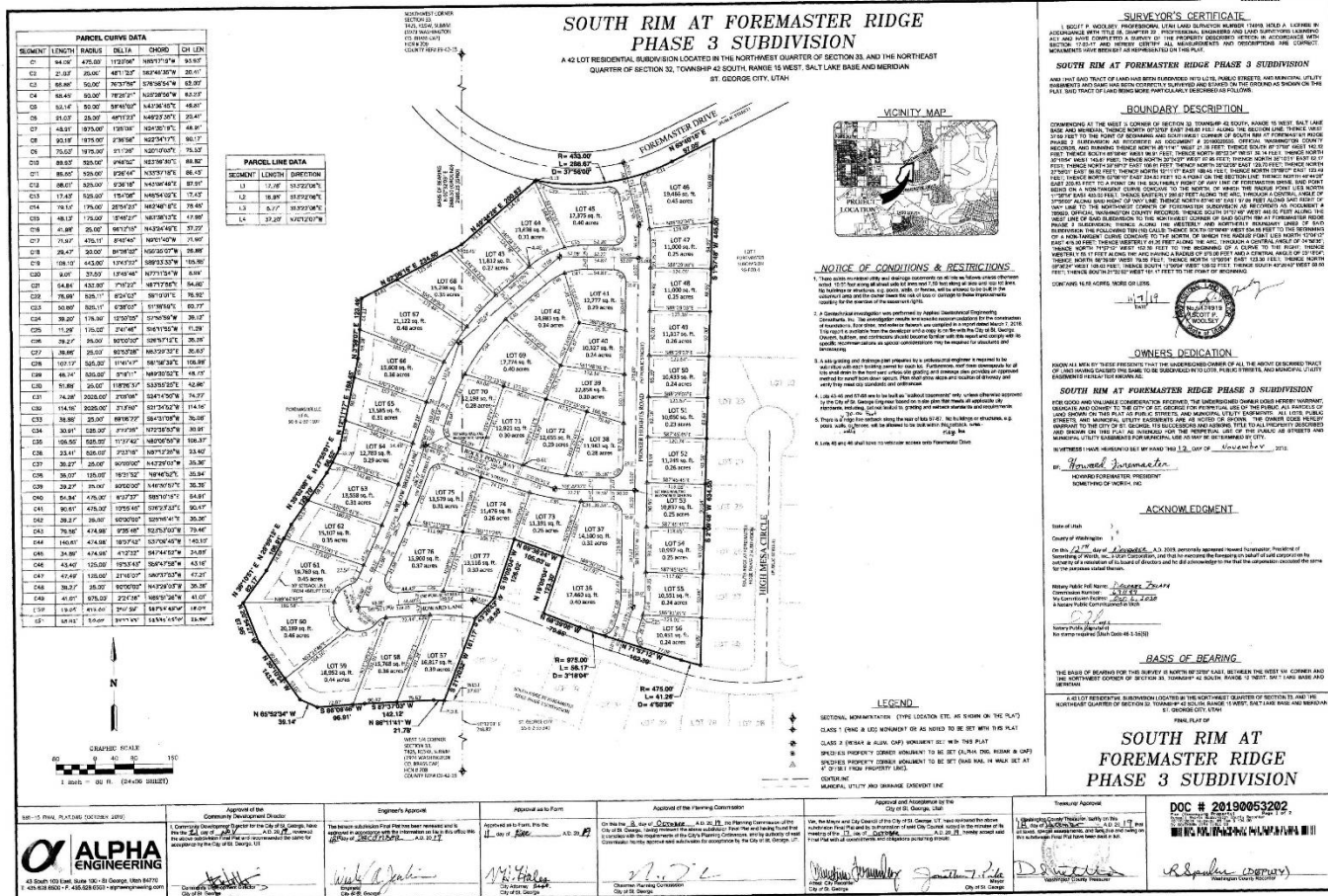
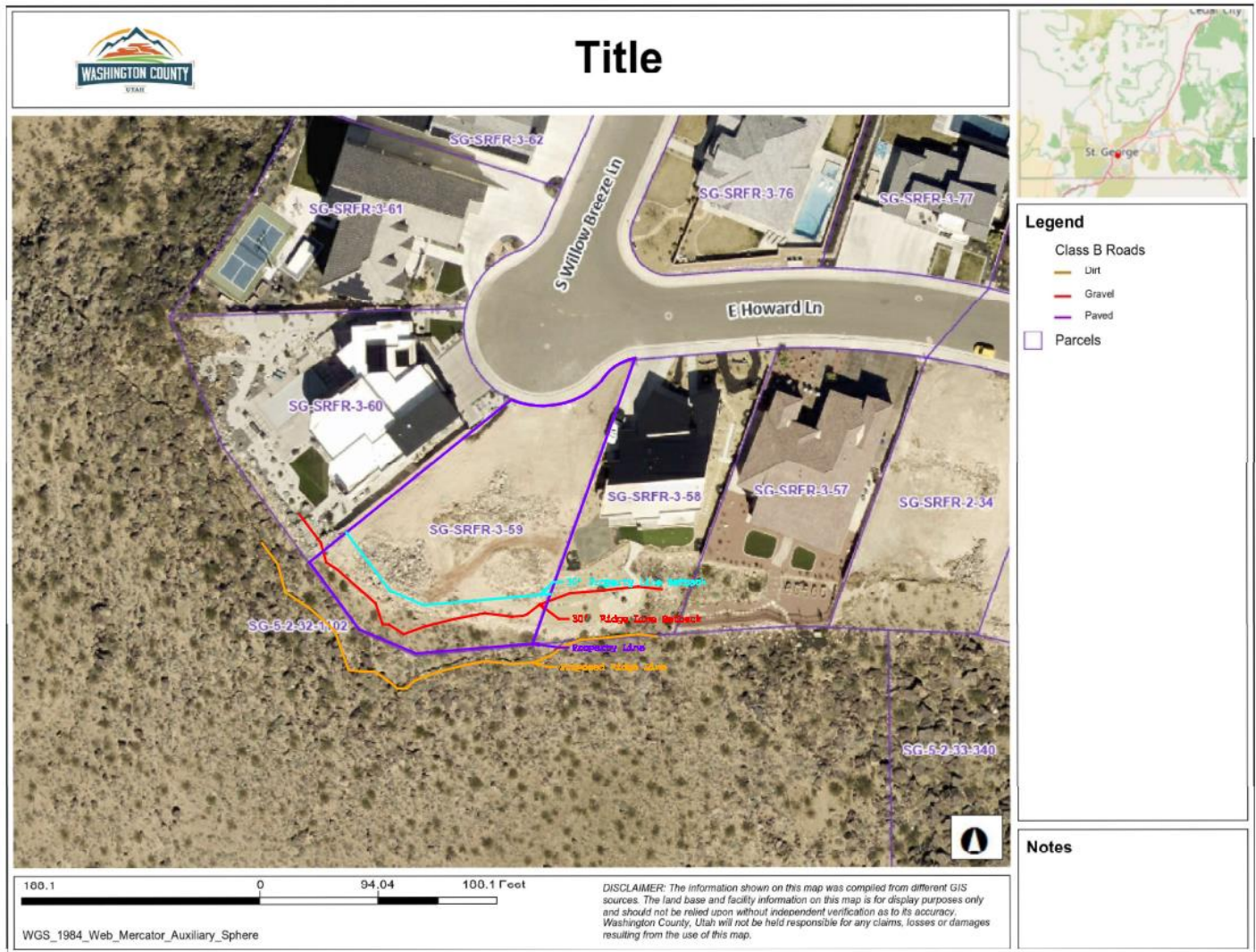


EXHIBIT B AERIAL IMAGE OF LOT 59



EXHIBIT C SITE PLAN



**ST. GEORGE HILLSIDE REVIEW BOARD MINUTES
MARCH 31, 2026, 8:30 A.M.
ON SITE APPROXIMATELY 3000 NORTH HIGHWAY 18**

PRESENT:

Hillside Review Board Chair James Sullivan
Hillside Review Board Member, Hugo Angeles
Hillside Review Board Member, Jeff Mathis
Hillside Review Board Member, Kevin Holyoak

EXCUSED:

Hillside Review Board Member, Dave Black

STAFF MEMBERS PRESENT:

Assistant Public Works Director, Wes Jenkins
City Landscape Architect, Mark Goble
Planner, Dan Boles
Assistant City Attorney, Kristopher Pearson
Development Office Supervisor, Angie Jessop

OTHERS IN ATTENDANCE:

Applicant, Brandee Walker

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

Link to Roll Call [00:00:23](#)

ITEM 1

Trails East HS

Consider a request for a Hillside Development Permit to allow disturbance of areas in the 20-30%, 30-40% and 40% and above slope areas. This application is required in order to develop the property into multi-family and single-family homes. There will be a commercial element in the future. The applicant is Civil Science, and the representative is Brandee Walker. Case no. 2026-HS-002 (Staff Dan Boles)

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Link to presentation by Brandee Walker [00:00:57](#)

Link to discussion between Hillside Board Members [00:02:07](#)

Adjourn meeting at this location to move to next location [00:12:09](#)

Resume meeting at 2nd location.

Discussion with Hillside Review Board members [00:00:13](#)

Link to motion [00:09:03](#)

MOTION:

A motion was made by Board Member Mathis to recommend approval for the residential areas, primary focus on this one was the West side, more high

density development area. But also looking at the overall general map to the east and to the north, the west side does not see any issues or concerns necessarily. We will have commercial later, in some of the other areas. We do have a couple areas of concern, as we move further to the north and east, where we have some over 40% slopes that we would like to look at again, as more design gets put together and we are able to access that in an easier manner. We have circled three areas of concern that we want to view, Brandee (Walker) has the map [\[Exhibit A\]](#) and we will look at it in the future. Besides that, there are a few other areas inside the development that has noncontiguous areas that we are not concerned about, that is not out-croppings or anything that wouldn't meet ordinance.

SECOND:

The motion was seconded by Board Member Holyoak.

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 – aye

The vote is unanimous. Motion carries.

APPROVAL OF MINUTES:

Consider a request to approve the minutes from the March 24, 2026 meeting

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Link to motion [00:11:28](#)

MOTION:

A motion was made by Board Member Mathis to approve the minutes from the March 24, 2026 meeting.

SECOND:

The motion was seconded by Board Member Angeles.

VOTE:

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

Chair Sullivan – aye

Board Member Mathis – aye

Board Member Angeles –aye

Board Member Black – absent

Board Member Holyoak – aye

The vote is unanimous and the motion carries

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MOTION:

A motion was made by Board Member Holyoak to adjourn [00:12:17](#)

/s/

Angie Jessop, Development Office Supervisor

DRAFT