

**ST. GEORGE CITY COUNCIL MINUTES
WORK MEETING
JUNE 25, 2020 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

Mayor Jon Pike
Councilmember Jimmie Hughes – arrived at 5:35 p.m.
Councilmember Bryan Smethurst
Councilmember Gregg McArthur
Councilmember Dannielle Larkin
City Manager Adam Lenhard
City Attorney Shawn Guzman
City Recorder Christina Fernandez

EXCUSED:

Councilmember Michele Randall

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. The invocation was offered by Jesse Stocking and the Pledge of Allegiance to the Flag was led by Mayor Pike.

DISCUSSION REGARDING COMMERCIAL DEVELOPMENT IN SUNRIVER:

Darcy Stewart provided a map of various commercial development parcels in Sun River. He asked the Council for their suggestions. He showed and outlined a map detailing the various commercial development parcels. There is a C-2 zone, 7-acre parcel to the north that will potentially be an RV storage;

Mayor Pike reiterated what Mr. Stewart stated: 1) there is a C-2 zoned, 7-acre parcel to the north for a potential RV storage; 2) potential for RV sales and service center on the north end of the C-2 zoned, 23-acre parcel (near the freeway); and 3) residential-like apartments on any C-2 zoned property.

Community Development Director John Willis commented the overall master plan outlines this area as community commercial – commercial for neighborhood, day to day, uses. The master plan refers back to the City code for specific uses. RV sales and service does fall under the auto/car sales sections in the ordinance listing specific streets this is allowed on. If a request involves modifying the C-2 zone, it would apply to the entire City.

Mr. Stewart stated that one of the discussions was regarding the uses they envisioned 20 years ago. He asked if the Atkinville PD can be abandoned and rezone on a case by case basis.

Mr. Willis noted the benefit of the master plan is that the entire area was looked at, not each parcel individually.

Councilmember Larkin stated it is challenging to work with something that is 20 years old. She doesn't think it makes sense to adjust the C-2 zone; she would rather look at possible zone changes. Neighborhood grocery stores will not go to an area where there are not enough rooftops.

After being asked by Councilmember Randall, Mayor Pike noted there are two storage unit facilities out that way.

Mayor Pike noted he is concerned with the grade of the parcel. He wondered about the prominence of it with regard to the entrance to the City and those living in the Riverstone development. With regards to the current lighting in the area, he feels it is too bright.

Mr. Stewart commented that the Mancaves and mini storage front Bluegrass were landscaped to look like buildings, not storage. He hopes to continue with the same façade.

City Attorney Shawn Guzman spoke about putting an age restriction on the apartments. The developer can put add an age restriction if they want that type of community. He asked the Council if they want this to be a requirement and noted it would be hard to enforce. After being asked by Mayor Pike, he explained staff would have to look at the ordinance as it may have to change to allow the RV sales and service. There is not as much need for retail space in the area as was needed 20 years ago.

Mr. Stewart explained the age restriction is a federal guideline. Every two years, they have to submit information to the agency; they keep SunRiver very age restricted. They would be required to do the same with the apartments. Regarding the 11-acre parcel, he is not sure how many apartment units there will be as the conceptual plan is not done yet. He will return to a work meeting before he proceeds. He has heard that certain businesses were not aware of the extent of Desert Color; 9,000 rooftops are needed before they will consider coming to the area.

After being asked by City Manager Adam Lenhard, Mr. Stewart stated that he has met with some neighborhood representatives; they spoke about what types of businesses they would like to see in the area.

Mayor Pike welcomed comments from those attending.

Resident Ron Brown asked if there any type of single-family homes with nursing or care in the facility, similar to Beehive Homes, being proposed. Mr. Stewart replied this would be a component after the apartment component.

Bobbi Wan-Kier with the Arts to Zion, noted they missed the deadline for the RAP tax grant; however, they have since submitted an application and was told that they were included. She thanked the Council for their support.

Councilmember Larkin explained the process for approving RAP tax funding. The Arts Commission met this morning to make recommendations.

Mr. Brown noted most of the galleries are closed due to COVID.

DISCUSSION REGARDING THE ENERGY SERVICES RESTORATION PLAN:

Energy Services Director Laurie Mangum presented a PowerPoint presentation covering the following topics: video of a new transmission line; Central to St. George transmission lines; identified critical locations; traffic signals; and capacity.

PRESENTATION OF THE 2020 ANNUAL FRAUD RISK ASSESSMENT:

Administrative Services Director Trevor Coombs presented the 2020 annual fraud risk assessment, a new audit requirement. This assessment is something that the finance department does currently. The City has never received any complaints in a former manner. He provided a copy of the assessment and outlined the questionnaire that will be submitted.

REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

City Manager Adam Lenhard noted there is not time for a closed meeting; however, he will email the Council with a proposal regarding the sale/purchase of property.

RIBBON CUTTING AT BLACK HILL VIEW PARK:

The Mayor and Council attended a ribbon cutting ceremony at the Black View Park.

RIBBON CUTTING FOR THE PICKLEBALL COURTS AT VERNON WORTHEN PARK

The Mayor and Council attended a ribbon cutting ceremony at the pickleball courts at Vernon Worthen Park.

Christina Fernandez, City Recorder