

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
AUGUST 20, 2020 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Jon Pike
Councilmember Jimmie Hughes
Councilmember Michele Randall
Councilmember Bryan Smethurst
Councilmember Gregg McArthur
Councilmember Dannielle Larkin
City Manager Adam Lenhard
City Attorney Shawn Guzman
City Recorder Christina Fernandez**

OPENING:

Mayor Pike called the meeting to order and welcomed all in attendance. The invocation was offered by Pastor Greg Wright with the Westside Baptist Church and the Pledge of Allegiance to the Flag was led by Tim Martin.

Councilmember Randall read a proclamation in which August 26 was proclaimed Women's Equality Day.

Valerie King provided a history of Susan B Anthony and women's suffrage and thanked the Mayor and Council for the proclamation.

Reece Demille with Republic Services presented a scholarship to Dallin Bundy, student at Dixie High School.

APPOINTMENT OF CHIEF OF POLICE:

Mayor Pike recommended appointing Kyle Whitehead as the Chief of Police; he has been the Interim Chief since March.

MOTION: A motion was made by Councilmember Randall to appoint Kyle Whitehead as the Chief of Police.

SECOND: The motion was seconded by Councilmember Smethurst.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Smethurst – aye
Councilmember Larkin – aye

The vote was unanimous and the motion carried.

Mayor Pike noted that Councilmember McArthur would have voted in favor of the appointment if he was present.

Police Chief Kyle Whitehead stated the St George Police Department (SGPD) is outstanding and great law enforcement countywide. He is excited about the direction of the department. He introduced his staff: Deputy Chief Thad Feltner,

Captain Mike Giles, Captain Curtis Spragg, Captain Jeff Bahlmann and Captain Jordan Minnick.

City Manager Adam Lenhard commented that he is fortunate to work with Chief Whitehead on a daily basis. The command staff is full of incredible people; he wants the public to know they are in good hands.

Rabbi Helene Ainbinder, Carole Drake, Tim Martin, and Michael Kruse with the St. George Interfaith Council presented Police Chief Kyle Whitehead with a letter of thanks for demonstrating empathy and support for the concerns of black, brown, and other minorities concerning injustices, prejudice, and racism.

Chief Whitehead introduced his family and thanked them for their support.

Mayor Pike thanked all sworn and unsworn members of the Police Department and noted they have his and the Council's support.

Councilmember Randall congratulated Chief Whitehead and his command staff. She is excited for the future of the Police Department; they will do amazing things.

Councilmember Hughes noted he works with the SGPD quite frequently and they are the best of the best. He commented that Chief Whitehead is full of integrity and loves this community.

Councilmember Smethurst commented the SGPD is amazing. He appreciates the officers and their families.

Councilmember Larkin stated that the Council is 100% behind the Police Department. She commented that Chief Whitehead is the best person for the job.

Mayor Pike thanked all those in attendance to show their support.

CONSENT CALENDAR:

- a. Consider approval of a contract with Holbrook Asphalt, Inc. for HA5 seal coat for various streets within the city.**
- b. Consider approval to award bid to RenoSys Corporation for the Sand Hollow Aquatic Center PVC pool relining project.**
- c. Consider approval to award bid to Intermountain Slurry Seal for the Micro-Surface Project.**
- d. Consider approval of award to Asphalt Preservation for the Slurry Seal project.**
- e. Consider approval of a contract with Asphalt Systems, Inc. for PASS-CR chip seal oil.**

- f. **Consider approval of a Deed Agreement between Washington County and the City of St. George in which Washington County agrees to transfer all rights associated with ownership of a parcel that is part of Ledges Parkway located in St. George, Utah to the City of St. George.**
- g. **Consider approval of a Lease Agreement between the City of St. George and Busybusy, Inc. for office space located in the hangar at 475 South Donlee Drive.**
- h. **Consider approval of a New Hangar Lease with Sun Tech, LLC at the airport on Lots 200 - 206.**
- i. **Consider approval of a New Hangar Lease with Sun Tech, LLC at the airport on Lots 408 - 413 and 610 - 613.**
- j. **Consider approval of an Improvement Reimbursement Agreement between City of St. George and Rosenberg Associates.**
- k. **Consider approval of an agreement to purchase real property easement from B. Don Taylor II and Lynette Taylor.**
- l. **Consider approval of an agreement to sell 1.46 acres adjacent to the Inn on the Cliff to the owners of the Inn on the Cliff for development into a parking lot.**
- m. **Consider approval of a reimbursement agreement with Quality Excavation for the installation of a portion of the Sand Hollow Regional Pipeline Connection.**
- n. **Consider approval of a Reimbursement Agreement with Feller Enterprises for the installation of a section of 24" waterline in 2000 South Street.**

MOTION: A motion was made by Councilmember Randall to approve the consent calendar.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Smethurst – aye
Councilmember Larkin – aye

The vote was unanimous and the motion carried.

INCENTIVE AGREEMENT:

Consider approval of an Incentive Agreement between the Neighborhood Redevelopment Agency of the City of St. George, The City of St. George, and RS Technologies, Inc.

Economic Development and Housing Director Shirlayne Quayle explained RS Technologies, Inc., a manufacturer of composite utility poles, has purchased the Viracon building in Fort Pierce CDA1. This agreement outlines local support of up to \$100,000 in post-performance property tax incentive over two years based on the company's commitment to invest \$35,000,000 in the land, building, and equipment, and hire 358 employees by the end of seven years (including 87 by the end of year two) at an average annual salary of \$46,616.

MOTION: A motion was made by Councilmember Smethurst to approve the Incentive Agreement between the Neighborhood Redevelopment Agency of the City of St. George, The City of St. George, and RS Technologies, Inc.

SECOND: The motion was seconded by Councilmember Larkin.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Smethurst – aye
Councilmember Larkin – aye

The vote was unanimous and the motion carried.

PUBLIC HEARING/ PUBLIC ROADWAY NAME CHANGE/ORDINANCE:

Public hearing and consideration of an ordinance to change the name of a public roadway known as Plantations Drive to Divario Parkway (Option 1) or to Gap Canyon Parkway (Option 2).

City Manager Adam Lenhard explained how the road was named Plantations Drive; there were a group of developers from Hawaii who named the road after pineapple plantations. He stated the applicant requests to change the name of Plantations Drive to Divario Parkway (Option 1) or to Gap Canyon Parkway (Option 2) located from approximately 1700 S Dixie Drive and heading northwesterly to approximately 2775 W Sunbrook Drive. Staff recommends the name Gap Canyon Parkway as it does run through other developments, not just Divario.

Mayor Pike opened the public hearing.

Resident Robert Brady inquired about the costs to change the name.

Public Works Director Cameron Cutler stated there are not a lot of signs there currently, however, it may cost approximately \$1,000. He explained they print the signs in house. Near the traffic signal, Council has the choice to change the name and addressing or keep the addressing and just add the name; it is a small portion. This would be similar to be what was done with the high schools in the past.

Rod Packer who represents the owners of Divario, explained the applicant's preference is Divario. They chose the name Divario because it is an Italian word for gap wash which is a permanent landmark in the area. Their development takes up a large portion of the area.

Mayor Pike closed the public hearing.

The Council discussed the proposed options. City Manager Adam Lenhard noted the Divario name would not violate any rules.

MOTION: A motion was made by Councilmember Larkin to approve the name change from Plantations Drive to Gap Canyon Parkway.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Smethurst – nay
Councilmember Larkin – aye

The motion carried.

ORDINANCE AMENDING AND ENACTING TITLE 3, CHAPTER 3, SECTIONS 2, 3 AND 5 AND TITLE 1, CHAPTER 6, SECTION 2:

Consider approval of an ordinance amending and enacting Title 3 Chapter 3 Section 2 Definitions, Section 3 Subsection A.6 Number Permitted, and Section 5 Subsection E, Application For License and amending and enacting Title 1 Chapter 6 Section 2 Subsection A. 1, 2, and 6 Meetings.

City Attorney Shawn Guzman explained the first change is to bring the alcohol business license provisions in line with the changes made to the zoning code by changing Historic District to Art District. The second change increases the number of alcohol license available in the Art District. The third change eliminates the requirement for alcohol license availability to be advertised when there are only two available and it eliminates the requirement for the city council to choose the applicants to receive the final two licenses. The changes to the meetings requirements conform the code with the city's current practice.

MOTION: A motion was made by Councilmember Randall to approve the ordinance amending and enacting Title 3 Chapter 3 Section 2 Definitions, Section 3 Subsection A.6 Number Permitted, and Section 5 Subsection E, Application For License and amending and enacting Title 1 Chapter 6 Section 2 Subsection A. 1, 2, and 6 Meetings.

SECOND: The motion was seconded by Councilmember Larkin.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Smethurst – aye
Councilmember Larkin – aye

The vote was unanimous and the motion carried.

AMEND GENERAL PLAN/ORDINANCE:

Consider approval of an ordinance amending the general plan from PO (Professional Office) to MDR (Medium Density Residential) and MHDR (Medium High Density Residential) on approximately 3.17 acres located at the northeast corner of the intersection of Mall Drive and 280 North.

Planner Genna Goodwin presented the request to amend the request to amend the general plan from PO (Professional Office) to MDR (Medium Density Residential) and MHDR (Medium High Density Residential) on approximately 3.17 acres located at the northeast corner of the intersection of Mall Drive and 280 North. Staff received multiple emails regarding this item and citizens voiced their concerns during the July 14th public hearing held by the Planning Commission. The applicant is seeking a general plan amendment to 3.17 of the parcel's 4.16 acres. She provided a PowerPoint presentation covering the following topics: existing general plan; and proposed general plan. The Planning Commission recommended approval of a general plan amendment to MDR and MHDR on the entire 4.16 acres. Staff recommends MDR to be consistent with the Santa Fe subdivision to the south, which was also developed at MDR density.

Councilmember Randall commented they have heard from several residents and agrees that it should be MDR.

The Council discussed their options. Mayor Pike noted this is general plan level; the zoning will not change unless the applicant requests to do so.

Applicant Dave Nasal clarified the owner is Boulevard Home. His request is for what was shown in the map. They met with a number of the HOA representatives. He showed photos of the property and area. If this parcel was all MDR, it would be approximately 28 units and 42 units for MHDR. He spoke to the neighbors about the difference in density. It would put additional traffic on 2000 East and 280 North; he feels it would be comparable to 50-foot office building. He believes the benefit of townhomes is the driveway space. He understands this is not a popular project; however, he feels this is a good place for this type of development.

Mayor Pike noted there is a lot of density in this area. He asked those attending via ZOOM if they would like to comment. There were no comments.

MOTION: A motion was made by Councilmember Larkin to approve the general plan amendment from PO to MDR on the 3.17 acres.

SECOND: The motion was seconded by Councilmember Randall.

Councilmember Hughes mentioned that the applicant does not own property yet; therefore, they would be allowing an amendment on property that is owned by someone else.

Mayor Pike noted this is done frequently.

Community Development Director John Willis stated the owner still has the entitlements of the Administrative Professional zoning. The current property owner did sign the application.

City Attorney Shawn Guzman clarified staff looks to see that the owner approves applications such as this.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Smethurst – aye
Councilmember Larkin – aye

The vote was unanimous and the motion carried.

CHANGE LAND USE DESIGNATION/ORDINANCE:

Consider approval of an ordinance to change the land use designation of the general plan from LDR (Low Density Residential) to MDR (Medium Residential) on approximately 1.98 acres located south west of the freeway on 900 South at approximately 510 East.

Planner Ray Boles presented the request to change the land use designation of the general plan from LDR to MDR on approximately 1.98 acres located south west of the freeway on 900 South at approximately 510 East. He provided a PowerPoint presentation covering the following topics: land use map; zoning map; and photos of site. The Planning Commission recommended approval.

MOTION: A motion was made by Councilmember Hughes to approve the ordinance to change the land use designation of the general plan from LDR (Low Density Residential) to MDR (Medium Residential) on approximately 1.98 acres located south west of the freeway on 900 South at approximately 510 East.

SECOND: The motion was seconded by Councilmember Larkin.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Smethurst – aye
Councilmember Larkin – aye

The vote was unanimous and the motion carried.

CHANGE TO RESTRICTIONS ON PLANNED DEVELOPMENT/ORDINANCE:

Consider an ordinance to allow a change to restrictions placed on the South Bridge (fka Boulder Creek Commons) Planned Development as it relates to drive-through facilities on property located east of the intersection of River Road and 1450 South.

Planner Dan Boles explained on January 7, 2016, the City Council approved a zone change to a PD-C on the southeast corner of 1450 South and River Road. At that meeting, a number of residents came out opposing, in addition to other things, the number of drive-throughs that the applicant was proposing. At the time, the site plan depicted seven potential drive-throughs on the property. As stated, the City Council approved the zone change but placed a limit of three (3) drive-throughs on the site. Planning Commission recommended that the property north of 1450 South have no restrictions and that the rest of the property be limited to three drive-through facilities as previously approved. He provided a PowerPoint presentation covering the following topics: vicinity map; zoning map; approved conceptual site plan. The Planning Commission recommended the northern portion to continue to have no restrictions; the southside would continue to have a limit of three (3).

Councilmember Larkin commented on the emissions of the cars in the drive through.

Applicant Patrick Manning noted they have a large buffer on the residential side. Three seems arbitrary to him. He would like to have the flexibility as they are hearing a lot of push back on restaurants cannot have drive throughs. They are about to close on the corner pad at 1450 South and River Road for a credit union that will have a drive through; however, it does not count as one of the allowed drive throughs.

After being asked by Councilmember Larkin, Community Development Director John Willis stated the PD notes they can have three (3) restaurant drive throughs.

City Attorney Shawn Guzman explained there were numerous reasons why there was a limit. In typical grocery stores, they have many parking spaces and wide driveways. Their pickup areas do not interfere with traffic flows for their business or others in the shopping center. In this case, there will be a number of businesses in this area and adding stacking from drive throughs could be problematic.

Mr. Boles noted that the Planning Commission was to leave the drive throughs to remain as they are allowed; while staff is comfortable with removing the restriction.

The Council discussed other drive throughs and shopping centers. As this is a Planned Development, the applicant would need to have each of the pads approved and stacking can be addressed.

City Attorney Shawn Guzman explained unless there is a specific drive through standard that requires a certain amount of space for queuing, if taking the restriction off and stating that drive throughs are permitted, the only thing to fall back on is what are the restrictions in the applicable ordinance. This was a concern when this request was previously addressed.

Neil Walter commented he has been working with the applicants. They have seen a substantial shift since March in terms of which types of restaurant concepts are viable. The only way to ensure the applicant's viability in the long run, is for them to have the flexibility. He noted a Chick Fil A would be designing its traffic flow lanes much differently than it previously has. Further, in the case of Red Rock Commons,

they have restaurants in a crowded corner and narrow parking stalls. The applicants for this proposal have indicated that the crowded nature as seen at Red Rock Commons would be developed differently.

Community Development Director John Willis commented he thinks it may help going back to work with the applicant working out the standards for the proposed drive throughs.

Mayor Pike asked Mr. Manning if he would be willing to work with staff to develop some standards if the Council were to table the item until September 3rd.

Mr. Manning agreed to table the item.

MOTION: A motion was made by Councilmember Randall to table the item until September 3, 2020.

SECOND: The motion was seconded by Councilmember Smethurst.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Smethurst – aye
Councilmember Larkin – aye

The vote was unanimous and the motion carried.

ZONE CHANGE AMENDMENT/ORDINANCE:

Consider an ordinance for a zone change amendment to the South Bridge Center (fka Boulder Creek Commons) commercial development in order to develop a retail building with potential restaurant and fast food uses on property located at the corner of 1450 South and 1490 East; zoning is PD-C (Planned Development Commercial).

Planner Dan Boles presented the request for a zone change amendment to the South Bridge Center (fka Boulder Creek Commons) commercial development in order to develop a retail building with potential restaurant and fast food uses on property located at the corner of 1450 South and 1490 East; zoning is PD-C. He provided a PowerPoint presentation covering the following topics: vicinity map; site plan; landscape plan; elevations; renderings; materials/colors board; and photos of the site. The Planning Commission recommended approval.

Applicant Patrick Manning noted they expanded the footprint to accommodate more parking than required. The credit union discussed is on the other corner.

MOTION: A motion was made by Councilmember Randall to approve the ordinance for the zone change amendment to the South Bridge Center (fka Boulder Creek Commons) commercial development in order to develop a retail building with potential restaurant and fast food uses on property located at the corner of 1450 South and 1490 East.

SECOND: The motion was seconded by Councilmember Larkin.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Smethurst – aye
Councilmember Larkin – aye

The vote was unanimous and the motion carried.

ZONE CHANGE/ORDINANCE:

Consider approval of an ordinance changing the zone from OS (Open Space) to A-1 (Agriculture) on approximately 2.278 acres located south of the Bloomington Park Softball Fields on Man O War Road.

Planner Genna Goodwin presented the request to change the zone from OS to A-1 on approximately 2.278 acres located south of the Bloomington Park Softball Fields on Man O War Road. He provided a PowerPoint presentation covering the following topics: project location; engineer drawing; and zoning map.

Applicant Aaron Sandvik thanked the Council for this opportunity and their consideration.

MOTION: A motion was made by Councilmember Hughes to approve the ordinance changing the zone from OS (Open Space) to A-1 (Agriculture) on approximately 2.278 acres located south of the Bloomington Park Softball Fields on Man O War Road.

SECOND: The motion was seconded by Councilmember Larkin.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Smethurst – aye
Councilmember Larkin – aye

The vote was unanimous and the motion carried.

Mayor Pike called for a short recess.

ZONE CHANGE/ORDINANCE:

Consider approval of an ordinance changing the zone from RE-12.5 (Residential Estate 12,500 sq. ft. minimum lot size), C-2 (Commercial) and OS (Open Space) zones to PD-C (Planned Development Commercial) on property generally located north of 700 North and west of 1700 East Street.

Planner Dan Boles presented the request to change the zone from RE-12.5, C-2 and OS zones to PD-C on property generally located north of 700 North and west of 1700 East Street. He provided a PowerPoint presentation covering the following topics: vicinity map; general plan map; zoning map; concept plan; use list; and site photos. The Planning Commission recommended approval. One of the neighbors voiced their

opinion on increased traffic at the Planning Commission meeting. He indicated staff received a letter regarding the difference in elevation. The applicant has not proposed repair shop as a use.

Councilmember Larkin commented about a letter she received talking about noise from nearby traffic.

Applicant Russ Key noted he believes the noise being referred to is the traffic along 1700 East; however, they do not allow test drives on that road. There has been some confusion on whether or not side by sides are street legal. He explained that they do not currently do any painting work. If they were to paint or do body repairs, they would install required ventilation to reduce the odor.

After being asked by Councilmember Larkin, Community Development Director John Willis noted the building and fire codes would address concerns, but not with regards to venting.

Mayor Pike explained the Council could strike that use and have them return in the future if it is needed.

Mr. Willis commented that the Council could limit that use to on one portion of the building.

Mr. Key noted their main goal is to alleviate the traffic on 1700 East. He believes they can do that utilizing the property they own to push the semi-trucks to use a different entrance and side street. This is a housekeeping item to get all of the zoning correct since there are several different zones on this parcel. He would be willing to limit the painting work to one side of the building.

MOTION: A motion was made by Councilmember Randall to approve the ordinance changing the zone from RE-12.5, C-2, and OS zones to PD-C on property generally located north of 700 North and west of 1700 East Street.

SECOND: The motion was seconded by Councilmember Hughes.

Councilmember Larkin asked if Councilmember Randall would consider amending her motion to allow paint work on only in the front building.

Councilmember Randall replied that she would also be okay with the painting on the side.

Mr. Boles explained if the Council would like to limit the painting to the front building, they can add it to the motion.

Councilmember Larkin indicated that she does not want to restrict the applicant; however, she wants to protect the nearby residents.

Councilmember Randall stated that she trusts the applicant to keep it away from the residents.

Mayor Pike commented he believes there are regulations and restrictions that would protect nearby residents or they would be shut down.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Smethurst – aye
Councilmember Larkin – aye

The vote was unanimous and the motion carried.

HILLSIDE DEVELOPMENT PERMIT:

Consider approval of a Hillside Development Permit for Hillside Professional Offices located north of the intersection of Riverside Drive and Riverbend Drive.

Assistant Public Works Director Wes Jenkins presented the request for a Hillside Development Permit to allow development of two 3-story offices buildings. The applicant is requesting a few areas not be considered as part of the slope analysis. He provided a PowerPoint presentation covering the following topics: hillside slope analysis; and rock fall study map. The Hillside Review Board recommended the applicant complete the study and verify cutting into the hill would not impact residents. The Board recommended approval of the hillside development permit. When the analysis was done, the 40-mph speed limit was used to determine site triangles; however, staff requested using the design speed of 45 mph, not the posted speed of 40 mph. Staff met with the applicant regarding having them pay for the traffic signal; they agreed to 30%. He explained how traffic signal participation has been handled with other subdivisions; however, this proposal is different.

Mayor Pike noted he is concerned with the site distance. The Council discussed a traffic signal on this road. With or without a traffic signal, they will be required to install a deceleration lane as well as a center lane.

Mr. Jenkins noted staff would like this item to return to the Hillside Review Board to determine if the updated proposal violates the hillside ordinance or have the applicant agree to install a traffic signal rather than going back through the process. There has not been much discussion regarding an acceleration lane as those are not done too often.

City Manager Adam Lenhard commented that he believes the signal is the sole responsibility of the developer, not the taxpayers. A signal would not be needed if it wasn't for this proposed project.

Mayor Pike and the Council agreed. Mayor Pike noted the Council could approve the item with the condition that the developer pay 100% of the cost for a traffic signal.

ZONE CHANGE AMENDMENT/ORDINANCE:

Consider approval of an ordinance for a zone change amendment to the Anasazi Cove Commercial Planned Development to allow two new office buildings on property generally located north of the intersection of Riverside and Riverbend Drive.

Planner Dan Boles presented the request to change for a zone change amendment to the Anasazi Cove Commercial Planned Development to allow two new office buildings on property generally located north of the intersection of Riverside and Riverbend Drive. He provided a PowerPoint presentation covering the following topics: vicinity map; zoning map; site plan; landscaping plan; and elevations. The property is zoned Planned Development – Administrative Professional. The Planning Commission recommended approval of both the hillside permit and zone change with findings. Citizens voiced their concerns during the public hearing with regards to this item as well as the previous item, primarily regarding traffic and lighting as this property would be elevated a bit above the street.

After being asked by Councilmember Larkin, Assistant Public Works Director Wes Jenkins explained the access management policy, providing the necessary site distance and installing a deceleration lane would meet the requirement for a full access. As stated previously, a deceleration lane will be required regardless if they install a traffic or get approval to remove more of the hill to provide the required site distance.

Jeff Mathis, the applicant's representative, noted the signal would be difficult if they have to cover 100% of the cost; however, he indicated that they can meet the site distance corridor requirements of the access management plan. He showed a slope analysis and asked if they need to go back to Hillside Review Board. This project will not generate a tremendous amount of additional traffic, it just needs to be done safely. He believes installing a center turn lane, deceleration and if needed, an acceleration lane, can be done.

Mr. Jenkins recommended the item return to the Hillside Review Board because the proposal has changed a bit. Staff wants to make sure that is what was approved and more of the hillside was not being disturbed. If the applicant can revise their contour drawing, it can go back to the Hillside Review Board next week.

Mayor Pike commented he believes there will be a traffic signal if this project is built. If approved, he wants to make sure it works for traffic and is done safely.

A discussion took place regarding a traffic signal versus installing a center turn lane, deceleration and if needed, an acceleration lane. There is not much more developable property on the north side; on the south the City owns most of the property.

Mr. Mathis explained tabling the item will push the project back approximately 4-6 weeks. They are not asking to affect anything the Hillside Review Board did not approve.

Community Development Director John Willis suggested tabling the item to give staff additional time to review. It will have to return to the Planning Commission as well.

Mayor Pike noted he does not want to delay the project, but he does want it done right.

City Attorney Shawn Guzman indicated that he believes the consensus of the Council is they would rather have a center turn lane, deceleration and if needed, an acceleration lane rather than a traffic signal.

The Council agreed.

MOTION: A motion was made by Councilmember Randall to table the ordinance for the zone change amendment to the Anasazi Cove Commercial Planned Development.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Smethurst – aye
Councilmember Larkin – aye

The vote was unanimous and the motion carried.

MOTION: A motion was made by Councilmember Hughes to table the Hillside Development Permit for Hillside Professional Offices located north of the intersection of Riverside Drive and Riverbend Drive.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Smethurst – aye
Councilmember Larkin – aye

The vote was unanimous and the motion carried.

AMEND DESERT COLOR DEVELOPMENT STANDARDS/ORDINANCE:

Consider an ordinance amending the existing Desert Color development standards regarding the setbacks on lots adjacent to the lagoon and clarify when civic space needs approval in single-family residential areas.

Planner Dan Boles presented the request to amend the existing Desert Color development standards regarding the setbacks on lots adjacent to the lagoon and clarify when civic space needs approval in single-family residential areas. He provided a PowerPoint presentation covering the following topics: proposed changes. The Planning Commission recommended approval.

MOTION: A motion was made by Councilmember Hughes to approve the ordinance amending the existing Desert Color development standards regarding the setbacks on lots adjacent to the lagoon and clarify when civic space needs approval in single-family residential areas.

SECOND: The motion was seconded by Councilmember Smethurst.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Smethurst – aye
Councilmember Larkin – aye

The vote was unanimous and the motion carried.

CONDITIONAL USE PERMIT:

Consider approval of a Conditional Use Permit (CUP) to operate a vacation (short term) rental out of a designated landmark site located at 241 North 100 West. The site is known as the George F. Whitehead home.

Planner Genna Goodwin presented the request for a conditional use permit to operate a vacation (short term) rental out of a designated landmark site located at 241 North 100 West. She provided a PowerPoint presentation covering the following topics: project location; street view; and floor plan. The owner is living on site.

MOTION: A motion was made by Councilmember Randall to approve the conditional use permit to operate a vacation (short term) rental out of a designated landmark site located at 241 North 100 West.

SECOND: The motion was seconded by Councilmember Larkin.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Smethurst – aye
Councilmember Larkin – aye

The vote was unanimous and the motion carried.

CONDITIONAL USE PERMIT:

Consider approval of a Conditional Use Permit (CUP) to operate a vacation (short term) rental out of a designated landmark site located at 217 North 100 West. The site is known as the Woolley Foster Home.

Planner Genna Goodwin presented the request for a conditional use permit to operate a vacation (short term) rental out of a designated landmark site located at 217 North 100 West. She provided a PowerPoint presentation covering the following topics: project location; street view; and floor plan.

Applicant Scott Armour explained the seven wives is an urban myth. They have changed the name to Mulberry Inn and have outsourced the breakfast to Bear Paw. He indicated they wish to operate as a short-term rental.

MOTION: A motion was made by Councilmember Smethurst to approve the conditional use permit to operate a vacation (short term) rental out of a designated landmark site located at 217 North 100 West.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Smethurst – aye
Councilmember Larkin – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Consider approval of a preliminary plat for a Desert Reserve Phase 2, a 6-lot residential subdivision located on the south side of Desert Canyons Parkway at approximately Desert Canyons Parkway and 4000 East.

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Desert Reserve Phase 2, a 6-lot residential subdivision located on the south side of Desert Canyons Parkway at approximately Desert Canyons Parkway and 4000 East. He explained this item was originally slated to return to the Hillside Review Board as the plat fell within areas of the hillside overlay zone. The original proposal was to include the lots within the rock fall hazard zone; however, the applicant has since agreed to pull those portions of the lots out of the rock fall zone.

MOTION: A motion was made by Councilmember Randall to approve the preliminary plat for Desert Reserve Phase 2.

SECOND: The motion was seconded by Councilmember Larkin.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Smethurst – aye
Councilmember Larkin – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Consider approval of a preliminary plat for Stone Cliff Phase 17, a 21-lot residential subdivision located on the east side of the Stone Cliff planned development.

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Stone Cliff Phase 17, a 21-lot residential subdivision located on the east side of the Stone

Cliff planned development on the east side of the project. He showed and outlined the preliminary plat, outlining changes to the proposed road.

MOTION: A motion was made by Councilmember Randall to approve the preliminary plat for Stone Cliff Phase 17.

SECOND: The motion was seconded by Councilmember Smethurst.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Smethurst – aye
Councilmember Larkin – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Consider approval of a preliminary plat for Vistas at the Ledges, a 50-lot residential subdivision located at approximately 1500 West Ledges Parkway, directly south of Winchester Hills.

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Vistas at the Ledges, a 50-lot residential subdivision located at approximately 1500 West Ledges Parkway, directly south of Winchester Hills and within the Ledges development. He showed and outlined the preliminary plat. A second access will be required and the developer will provide an easement for public access.

City Attorney Shawn Guzman stated the City would not require the access, but the developer is willing to provide it.

MOTION: A motion was made by Councilmember Hughes to approve the preliminary plat for Vistas at the Ledges.

SECOND: The motion was seconded by Councilmember Larkin.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Smethurst – aye
Councilmember Larkin – aye

The vote was unanimous and the motion carried.

PRELIMINARY PLAT:

Consider approval of a preliminary plat for White Hills Commercial Phase 1, a 1-lot commercial subdivision located at 3050 East and 750 North.

Assistant Public Works Director Wes Jenkins presented the preliminary plat for White Hills Commercial Phase 1, a 1-lot commercial subdivision located at 3050 East and 750 North. He showed and outlined the preliminary plat.

MOTION: A motion was made by Councilmember Smethurst to approve the preliminary plat for White Hills Commercial Phase 1.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Smethurst – aye
Councilmember Larkin – aye

The vote was unanimous and the motion carried.

Reports from Mayor, Councilmembers, and City Manager.

Mayor Pike reported on the DTEC meeting he and Councilmember Hughes recently attended.

Councilmember Hughes noted he recently attended the SwitchPoint Board meeting; things are going well. The St. George Housing Authority is working with SwitchPoint on some projects. He and Mayor Pike provide an update on homelessness.

Councilmember Smethurst spoke about a golf meeting he attended; the Veterans Coalition meeting; and the Joe Bowcutt Charity Golf tournament taking place on his birthday, September 8th.

Mayor Pike mentioned the 9/11 event that will take place at Town Square on September 11th.

Councilmember Larkin noted she and Shane McAfee are starting a litter clean-up campaign.

Mayor Pike spoke about items that will be coming to Council meetings soon.

ADJOURN TO THE NEIGHBORHOOD REDEVELOPMENT AGENCY MEETING:

MOTION: A motion was made by Councilmember Randall to adjourn to the Neighborhood Redevelopment Agency meeting.

SECOND: The motion was seconded by Councilmember Hughes.

VOTE: Mayor Pike called for a roll call vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Smethurst – aye
Councilmember Larkin – aye

The vote was unanimous and the motion carried.

ADJOURN:

MOTION: A motion was made by Councilmember Smethurst to adjourn.

SECOND: The motion was seconded by Councilmember Randall.

VOTE: Mayor Pike called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Randall – aye
Councilmember Smethurst – aye
Councilmember Larkin – aye

The vote was unanimous and the motion carried.

Christina Fernandez, City Recorder