

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
APRIL 8, 2021 4:00 P.M.
WASHINGTON COUNTY CHILDREN'S JUSTICE CENTER/CITY COUNCIL CHAMBERS**

PRESENT:

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

TOUR OF THE WASHINGTON COUNTY CHILDREN'S JUSTICE CENTER:

The Council toured the Washington County Children's Justice Center. A discussion took place regarding the need for them to expand.

The Council returned to the City offices for the remainder of the meeting.

Mayor Randall called the meeting to order and welcomed all in attendance. The invocation was offered by Pastor Joe Doherty and The Pledge of Allegiance to the Flag was led by Councilmember McArthur.

Mayor Randall read a proclamation proclaiming April, 2021 as Fair Housing Month.

DEVELOPMENT AGREEMENT:

Consider approval of a development agreement with 3000 East Holdings, LLC.

City Manager Adam Lenhard explained this agreement is to reimburse 3000 East Holdings, LLC for pavement installed with the Arbors subdivision. With past developments along 3000 East, the City has agreed to install the center 30' of asphalt pavement along 3000 East. The City is reimbursing the developer for 15' of asphalt pavement along the frontage of their property for approximately 1,000 linear feet as the developer only improved the west half of 3000 East.

MOTION: A motion was made by Councilmember Larkin to approve the development agreement with 3000 East Holdings, LLC.

SECOND: The motion was seconded by Councilmember Smethurst.

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

Councilmember Hughes – aye
Councilmember Smethurst – aye
Councilmember McArthur – aye
Councilmember Larkin – aye
Councilmember Curtis – aye

The vote was unanimous and the motion carried.

PRESENTATION FROM SANDSTONE FIXED BASED OPERATIONS (FBO):

Airport Manager Rich Stehmeier introduced representatives from Sandstone FBO and explained what an FBO does. He then outlined the proposal and stated this FBO is needed.

Bob Fahnestock with Sandstone Aviation LLC presented a PowerPoint covering the following topics: Our objective; Versatile staff; Services; Fuel storage; Military aircraft; Reliable supply; Proposed 12-acre area to lease; Proposed front elevation; and Preliminary costs. Employee numbers will be based on demand. Mr. Fahnestock spoke about their operation in Boulder City.

Councilmember Curtis commented there were two (2) FBO operations at the old airport.

City Attorney Shawn Guzman noted there were several complaints regarding some of the FBO operations at the old airport. Since the new airport opened and Justin Hansen with Above View has been providing the services, things have been much better. Staff knew there would be a day where additional services are needed.

City Manager Adam Lenhard explained staff will review the proposal and return to Council with a recommendation.

Councilmember McArthur commented that before any decisions are made, he would like the Council to hear from Justin Hansen with Above View.

REVIEW OF SUMMER WATER AND ENERGY UTILITY EFFICIENCY PROGRAM:

Water and Energy Conservationist Rene Fleming provided a handout regarding energy efficiency. Her proposal is to have a Green, Orange, and Red day, each of which have different conservation efforts based on different factors. Staff will advertise using social media and other avenues. She then spoke about irrigating efficiency and will be coming to the Council soon for the daytime water restrictions. She spoke about ways to reduce water use and commented that The Water Conservancy District can evaluate and give residents suggestions to conserve water. She explained that City and School District facilities use irrigation quality water, not culinary water; they water during the day because the City's irrigation capacity does not have the storage or production to provide enough water in the 12-hour block suggested for those using culinary water.

REVIEW OF THE HILLSIDE ORDINANCE:

Community Development Director John Willis and Assistant Public Works Director Wes Jenkins presented a PowerPoint presentation covering the following topics: Hillside overlay map; Hillside data box; Slope analysis map for MVA Properties; Hillside Professional project cross section map; Hillside setbacks; Ridge line map; Example of plat; Grand Heights preliminary plat; Rockfall hazard area; Example of rock fall line and mitigation; Street cross section standards for single-family residential; and Geologic hazard area.

Councilmember Curtis commented as pristine, perfectly developable ground are becoming harder to find, these types of requests will become more common.

City Manager Adam Lenhard noted there have been some tricky items come before the Hillside Review Board. He asked the Council for their feedback.

After being asked by Councilmember Curtis, Mr. Willis outlined the background of the Hillside Review Board members. City code addresses board member criteria. Staff feels confident the Board is making fair recommendations.

Councilmember McArthur asked if the Council would like to add anything to the hillside ordinance. He mentioned that he voted against a recent request for Riverside Drive even though it falls within the ordinance.

Councilmember Larkin reminded Councilmember McArthur about a road being proposed in Desert Canyon that was proposed in a rock fall hazard zone.

Mr. Willis mentioned items the Council can reconsider such as rock falls, overlay, etc.

A discussion took place regarding berms.

City Attorney Shawn Guzman mentioned some issues that arose regarding berms in the past.

Councilmember McArthur commented he would like to include a list of hillsides that should not be cut into.

The consensus of the Council is to review the ordinance and have staff return with recommendations.

DISCUSSION REGARDING COMPLETE STREETS POLICY:

Support Services Director Marc Mortensen introduced Tom Millar who is attending via Zoom. Mr. Millar was hired to put together a draft policy for complete Streets. He provided a PowerPoint presentation covering the following topics: Overview; Interactive exercise #1; The why of complete streets; Interactive exercise #2; Interactive exercise #3; and What is in the Complete Streets Policy?.

City Attorney Shawn Guzman advised the policy is a guideline that the City uses when considering projects. Staff will look at the policy to determine if some of the recommendations should be included in design standards for streets.

Councilmember Larkin left the meeting.

After being asked by Councilmember McArthur, Public Works Director Cameron Cutler explained a complete streets policy tries to balance the use of the street. He likes the ideas in a complete streets policy; there is a balance.

The Council discussed the proposed policy.

REPORTS FROM THE MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

Councilmember McArthur commented how impressed he is with how Main Street looks. He reported on a company will be locating here soon.

ADJOURN:

MOTION: A motion was made by Councilmember Curtis to adjourn.
SECOND: The motion was seconded by Councilmember Smethurst.
VOTE: Mayor Randall called for a vote, as follows:

Councilmember Hughes – aye
Councilmember Smethurst – aye
Councilmember McArthur – aye
Councilmember Curtis – aye

The vote was unanimous and the motion carried.

Christina Fernandez, City Recorder