

**JOINT MEETING OF THE ST. GEORGE CITY COUNCIL
AND PLANNING COMMISSION MINUTES
REGULAR MEETING
AUGUST 26, 2021, 4:00 PM
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
Assistant City Attorney Bryan Pack
Deputy City Recorder Annette Hansen**

ALSO PRESENT:

**Planning Commission Member Nathan Fisher
Planning Commission Member Emily Andrus
Planning Commission Member Steve Kemp
Planning Commission Member Elise West
Planning Commission Member Austin Anderson
County Commissioner Gil Almquist
County Commissioner Adam Snow**

OPENING:

Mayor Randall called the meeting to order and welcomed all in attendance. The invocation was offered by Rabbi Helene Ainbinder with the Beit Chaverim congregation and The Pledge of Allegiance was led by Austin Anderson.

CONSENT CALENDAR:

- a. Consider approval of a settlement agreement to provide a reasonable accommodation for three sober living homes to be located at 649 East 160 South, 434 West 500 North, and 470 North 400 West allowing ten (10) residents to reside in each home.**
- b. Consider approval of a professional services agreement with JRCA Architects, Inc. for the architecture and engineering of a Facility Services warehouse to be located at the City's Red Hills Parkway campus.**
- c. Consider approval of a professional services agreement with JRCA Architects, Inc. for architectural and engineering services for the municipal center project.**
- d. Consider approval of a contract and maintenance agreement to upgrade the Trane chiller at the Millcreek Generation Facility (MGF), unit 1.**

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

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.

DISCUSSION REGARDING THE GENERAL PLAN AND DOWNTOWN MASTER PLAN:

Community Development Director John Willis introduced Whitney Ward with VCBO Architecture. Ms. Ward provided a PowerPoint presentation including the following topics: Agenda; and Lifestyle.

A discussion took place regarding the idea of creating neighborhood planning areas that recognize the distinct nature of the area similar to what Salt Lake has done with Sugarhouse and other neighborhoods.

Planning Commission Member Emily Andrus commented that she likes this idea as it helps maintain the small-town feel. From a traffic standpoint, it would be nice to add some commercial in each of these areas so that residents do not have to travel too far. Ms. Ward noted this concept can help with water, transit, transportation planning, and connecting areas of the city as well as walkability and access to trails.

Mr. Willis added that each neighborhood determines what it wants to be and focus on, essentially creating a master plan.

Ms. Ward stated they envision to include public outreach to define the areas moving forward. They have identified opportunities for housing density, creating more equity in each area, and giving the same opportunity to all areas. Ms. Ward explained they will try to identify priorities in the general plan for the investments based on gaps in the system and potential to influence the vision. Further, she explained how this will affect the growth of the community and market driven items.

Ms. Ward continued with her PowerPoint presentation covering the following topics: Q19 – As we consider how to grow responsibly, how important are each of the following (question and response from survey); Responsible growth: Water conservation, and Infrastructure needs; and Responsible growth: Future policies, and Education of citizens.

A brief discussion took place regarding water conservation efforts, available rebates, and education of citizens.

Ms. Ward continued with her PowerPoint presentation covering the following topics: Responsible growth: Development patterns within the city; Responsible growth: Enabling adaptability; and Responsible growth: Neighborhood-oriented commercial centers.

The Council discussed the fact that residents do not always understand why neighborhood commercial makes sense, at times, causing developers to either sell

their property or develop as residential due to opposition. After being asked by Planning Commission Member Fisher, Ms. Ward noted she will look into ways cities can incentivize property owners to hold out for a bit.

County Commissioner Almquist inquired if the discussion can move to the downtown master plan as his colleagues need to leave soon.

Erica Heller with Thrive Planning (via Zoom) provided a PowerPoint presentation including the following topics: Downtown plan area Boundary; Downtown neighborhoods: Diverse neighborhoods, Protecting downtown historic assets, In progress: future character areas; Downtown's distinctive niche: Q26 – Using keywords or phrases, list three things you value about downtown St. George. (question and response from survey); Downtown strengths & assets, challenges & opportunities; Downtown's market niche: Employment/commercial, Retail, and Housing; Downtown's roles: engagement findings; Q28 – As you consider opportunities and activities within St. George, how important is it that downtown be a gathering place for arts and culture, entertainment, and dining? (question and response from survey); Downtown engagement – informal entertainment; Downtown roles; and Downtown niche discussion - How should downtown be positioned among other commercial, employment, or retail areas?

Councilmember Larkin noted she spoke with some members of the Arts Commission. They pointed out that many of the local artists cannot afford to be in the Arts District. She asked what downtown is supposed to function as since it has been called both an Arts District and a Historic District and if there are plans to make spaces for up-and-coming artists to exist downtown. She believes downtown is at the center of everything else and needs to be kept alive.

County Commissioner Almquist commented that is something is named an arts district, money needs to be put into the area to make it a viable arts district. It needs to have all of the elements and additional investment.

City Manager Adam Lenhard pointed out that the data is a huge insight on what residents would like to and expect to see downtown. Staff is working on a Request for Proposals for City-owned property in the downtown area. He mentioned that the current budget included funds for a permanent outdoor stage, adding another element to the Arts District. He then commented that this is great data for policy making.

Councilmember Curtis noted there are plenty of examples of other cities with vital downtown areas. He mentioned that historic preservation is significant to him.

Planning Commission Member Kemp compared the downtown stores to advertisements in a magazine. Without content, there is no reason to open it. He stated there needs to be more content in the downtown area – a reason for people to go there. If there is nothing more to do than eat, there is no reason to go there as people can deliver food to a different location.

Ms. Ward noted the next portion of the presentation will cover some ideas on what they believe the content could be.

Planning Commission Member West commented as a resident, she would like an understanding of Main Street and St. George Boulevard. She agreed that downtown is missing content, missing vibrancy filled with small businesses that support the downtown vision.

Economic Vitality and Housing Director Shirlayne Quayle stated that downtown has the special opportunity for local business to get on their feet, grow, and then to move into other areas of the City.

Ms. Heller continued with her PowerPoint presentation covering the following topics: Downtown's growth and redevelopment opportunities: Growth in downtown; Property value analysis & direct observation; DSU integration – additional height discussion; and Potential additional height areas.

The Council took a brief recess.

County Commission Members Almquist and Snow left during the recess.

Ms. Heller and Ms. Ward continued with the PowerPoint presentation covering the following topics: Downtown business support: Downtown's roles of engagement findings; Support for downtown businesses: preferred tools; Options for physical enhancements downtown; Parking study recommendations; Parking recommendations; and Possible downtown activation & management.

A brief discussion took place regarding activation and management of the downtown area. The consensus of the Council is to explore the concept.

Ms. Heller and Ms. Ward continued with the PowerPoint presentation covering the following topics: Expanded housing and mixed use: Downtown – housing & mixed use; Downtown land use; Existing multi-family; Existing single-family; Downtown – housing & mixed use; Development idea images – housing; Development ideas – vertical mixed use; Development ideas – horizontal mixed use; Downtown – infill housing concept for discussion; and Coming up: Downtown regulations to align with vision.

Mr. Willis provided explained the infill housing concept provides the ability to incentivize property owners to tear down older multi-family units and develop a much better product.

Ms. Ward added this concept would encourage reinvestment and upkeep of the properties. She explained one of the primary goals with these plans is to clearly articulate the City's vision with regards to land use.

Mr. Willis explained the general plan provides guidance; however, the proposed downtown master plan process will result in an ordinance being adopted.

Ms. Ward noted one of the key goals in the downtown area is to be a catalyst or sample on how this can be implemented in different areas of the City.

After being asked by Planning Commission Member Kemp, Mr. Willis noted there have been planning studies. Ms. Ward showed the property value analysis & direct observation map which indicates redevelopment potential and noted the downtown area currently has the "bones" – access to schools, restaurants, employment, etc.

Ms. Ward thanked the Council for their time. They will circle back with three general plan topics – transportation and accessibility, arts and culture, and connection to nature.

REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:

Councilmember Smethurst noted the pad for the Gold Star Memorial Wall has been set.

ADJOURN:

MOTION: A motion was made by Councilmember McArthur 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 Larkin – aye
Councilmember Curtis – aye

The vote was unanimous, and the motion carried.