

**ST. GEORGE CITY COUNCIL MINUTES
REGULAR MEETING
SEPTEMBER 2, 2021 5:00 P.M.
CITY COUNCIL CHAMBERS**

PRESENT:

**Mayor Michele Randall – via Zoom
Councilmember Jimmie Hughes
Councilmember Bryan Smethurst
Councilmember Gregg McArthur
Councilmember Dannielle Larkin
Councilmember Vardell Curtis
City Manager Adam Lenhard
Deputy City Attorney Paula Houston
City Recorder Christina Fernandez**

OPENING:

Mayor Randall called the meeting to order and welcomed all in attendance. The invocation and The Pledge of Allegiance to the Flag were offered during the work meeting.

Mayor Randall read proclamations proclaiming the week of September 17 – 23, 2021 as Constitution Week and the week of September 6 – 12, 2021 as Patriotism Week.

Valerie King spoke about events taking place in conjunction with Constitution Week after which Sharon Goetzman spoke about events taking place in conjunction with Patriotism Week.

Mayor Randall mentioned events taking place on the September 11th.

Mitch Cloward with St. George Regional Medical Center provided a PowerPoint presentation covering the following topics: To continue to be safe and protect others; Snapshot of hospital census for September 2, 2021; Hospital COVID census; St. George Regional Hospital COVID patient distribution (week of 08/28/21); St. George Regional Hospital COVID deaths (December 2020 through end of August 2021); and Helping people live the healthiest lives possible. He introduced Cindy Gilbert, Chair of the Hospital's Governing Board. Mr. Cloward continued with the PowerPoint presentation covering the following topics: Hospital board; Hurricane campus; Site plan; About us: What it means to receive care in a Level II Trauma Center; Ernie's story; Recent innovations; Hospital recognitions; and Community partnerships.

Councilmember McArthur noted he recently had his first child; he was so impressed with how much all of the hospital staff cared about him and his wife.

Mr. Cloward provided updates on what is next for the hospital - increasing access to healthcare and make it more affordable. As large as the hospital is, he is concerned about the growth and the future. He also spoke about plans for the old hospital site.

CONSENT CALENDAR:

- a. Consider approval of award bid to IRBY for the purchase of substation equipment.**

- b. Consider approval to award bid to Feller Enterprises for the FY 22 Maintenance and Repair Project.**
- c. Consider approval to award bid to Whitaker Construction for the 3000 East from 1580 South to Mall Drive Project.**
- d. Consider approval of a Memorandum of Understanding (MOU) with the Washington County Water Conservancy District for the Kayenta Wells connection.**
- e. Consider approval of a Professional Services Agreement with Bowen, Collins, & Associates for the design and engineering services for the Sewer Outfall Line Replacement Project.**
- f. Consider approval of a Line Extension Agreement with Dixie Power to provide power for fire station site located at 2225 East Commerce Drive in Little Valley.**
- g. Consider approval of a car rental concession and lease agreement renewal with The Hertz Corporation to operate at the St. George Regional Airport.**

MOTION: A motion was made by Councilmember McArthur to approve the consent calendar as presented.

SECOND: The motion was seconded by Councilmember Curtis.

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.

PUBLIC HEARING/CAPER REPORT:

Public hearing and approval of the Consolidated Annual Performance Evaluation Report (CAPER) for the 2020 program year of the Community Development Block Grant (CDBG).

Economic Vitality and Housing Coordinator Genna Davenport explained a public comment period was held from August 13th to September 1st, no comments were received.

Mayor Randall opened the public hearing. There being no comment, she closed the public hearing.

MOTION: A motion was made by Councilmember Smethurst to approve the Consolidated Annual Performance Evaluation Report (CAPER) for the 2020 program year of the Community Development Block Grant (CDBG).

SECOND: The motion was seconded by Councilmember Larkin.

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.

LANDMARK DESIGNATION:

Consider approval of a petition to designate a local landmark site for the Sevy Home on approximately 0.15 acres located at 274 South 200 West Street to be known as the Sevy Home. Case No. 2021-HPC-006

Planner Carol Davidson presented the request to designate a local landmark site for the Sevy Home on approximately 0.15 acres located at 274 South 200 West Street. She provided a PowerPoint presentation covering the following topics: Location map; Granary; Facts; Photos of the home; Requirements to become a local landmark; Must meet at least one criteria; Planning Commission and Historic Preservation recommendation; and Finding for approval from the Planning Commission. One of the Planning Commission members was opposed because they felt the additions were significant alterations.

Councilmember Larkin mentioned a letter received from a neighbor who is thankful for the homeowner for preserving the home.

MOTION: A motion was made by Councilmember Curtis to approve the petition to designate a local landmark site for the Sevy Home on approximately 0.15 acres located at 274 South 200 West Street to be known as the Sevy Home.

SECOND: The motion was seconded by Councilmember Larkin.

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.

ZONE CHANGE/ORDINANCE:

Consider approval of an ordinance changing the zone from C-4 (Central Business District Commercial) to PD-C (Planned Development Commercial) on approximately 2.03 acres located on 50 North 200 East Street.

Planner Carol Davidson presented the request to change the zone from C-4 to PD-C on approximately 2.03 acres located on 50 North 200 East Street. She provided a PowerPoint presentation covering the following topics: Aerial map; General plan map; Zoning map; Site plan; Parking; Elevations; Roof top design; Materials board; Use list; and Planning Commission recommendation.

After being asked by Councilmember Larkin, Commissioner Almquist spoke about where trees would be planted and landscaping in general. There will be greenery on the roof; however, they will need to look at heat mitigation for the pickleball courts. He spoke about parking for bikes as well as additional parking outside of the garage that may be able to be utilized for more bike parking. There are restrooms on the roof area for patrons. Additionally, he stated the garage will have measures to restrict access during non-business hours. He also spoke about other security measures planned for the garage.

MOTION: A motion was made by Councilmember McArthur to approve the ordinance changing the zone from C-4 (Central Business District Commercial) to PD-C (Planned Development Commercial) on approximately 2.03 acres located on 50 North 200 East Street.

SECOND: The motion was seconded by Councilmember Larkin.
VOTE: Mayor Randall called for a roll call 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.

AMEND PLANNED DEVELOPMENT RESIDENTIAL ZONE/ORDINANCE:

Consider approval of an ordinance amending the Grand View and Green Valley Planned Development Residential zone for 60 homes to be known as the Flats at Grand View on approximately 9.62 acres generally located at 1600 West and Skyrocket Road. Case No. 2021-ZC-053

Planner Dan Boles presented the request to amend the Grand View and Green Valley Planned Development Residential zone for 60 homes to be known as the Flats at Grand View on approximately 9.62 acres generally located at 1600 West and Skyrocket Road. He provided a PowerPoint presentation covering the following topics: Existing zoning map; Existing general plan map; Concept plan; Aerial map; Original conceptual tiny homes; Proposed layout; Amenities; Single story elevations; Two story elevations; Renderings; and Materials. The Planning Commission

recommended approval. There are more units and they are larger; therefore, they had to cut into the amenities. They still meet the requirements for amenities and parking.

Representative for the applicant, Adam Allen, went ahead without having the tiny homes because they wanted to move forward without waiting for the new ordinance to be approved. He noted that the homes are still fairly small.

MOTION: A motion was made by Councilmember Hughes to approve the ordinance amending the Grand View and Green Valley Planned Development Residential zone for 60 homes to be known as the Flats at Grand View on approximately 9.62 acres generally located at 1600 West and Skyrocket Road to include the additional ten (10) units and to amend the PD for the site plan.

SECOND: The motion was seconded by Councilmember Curtis.
VOTE: Mayor Randall called for a roll call 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.

PRELIMINARY PLAT:

Consider approval of the preliminary plat for the South Desert Townhomes, a 132-lot residential subdivision located at approximately White Dome Drive and 2500 East in the Southern Hills development.

Assistant Public Works Director Wes Jenkins presented the preliminary plat for the South Desert Townhomes, a 132-lot residential subdivision located at approximately White Dome Drive and 2500 East in the Southern Hills development. He showed and outlined the preliminary plat, including eliminating the sidewalk on one side of the road in the middle of the subdivision. He showed a slide named PD-R Areas 1, 2, and 10 – speaking about a secondary access, either interchange 5 or going through Desert Canyons over to Desert Canyons Parkway.

After being asked by City Manager Adam Lenhard, applicant Brett Burgess explained there will be an HOA for this development. They are trying to make the streets in the subdivision public as private streets can be a bit of a nightmare. He would like to have dual trails on both sides of the subdivision. He noted that driveways are proposed at 20', this being one of the reasons he would like to eliminate the sidewalks on the one side. The units will have garages; however, residents will be allowed to park in the driveways as well.

City Manager Adam Lenhard commented that he is concerned as if a resident has a larger vehicle, having a sidewalk gives somewhat of a buffer. Without the sidewalk, there is a potential of that vehicle hanging out into the right of way.

Mr. Burgess explained that earlier today, they figured out that they can get sidewalks to work within the cross section. If they need to install sidewalks on both sides, they can make it work.

Mr. Jenkins noted that they would need to be private; however, staff is trying to come up with a new standard.

Mr. Burgess commented they are able to install sidewalks on both sides; however, since the ordinance does not exist, he would request them to be private streets but work on them being public, with dual sidewalks prior to the final plat recording.

Mayor Randall asked for clarification on a possible motion - if the Council wishes to approve the request, she believes it be subject to development agreement regarding secondary access after the three (3) plats are complete and dual sidewalks.

City Manager Adam Lenhard asked the council for their input.

Councilmember McArthur commented wider streets are being sacrificed for more density.

Councilmember Larkin mentioned that wider streets do not always equal safer streets. People slow down on more narrow streets.

Mr. Jenkins noted that allowing with allowing this type of density, they are basically regulating that residents cannot park on the street. Staff felt like they can narrow them down as the driveways restrict parking. He drove around in similar developments with private streets; there are some large trucks that hang out onto the right of way. Staff may need to look at changing the setbacks.

Councilmember McArthur commented he was in a development in Hurricane with narrow streets and larger vehicles, it was not great. He noted the City does need an ordinance.

Deputy City Attorney Paula Houston inquired about if the request complies with the fire code as there is only one access in.

Mr. Jenkins replied yes, as long as the development has a planned road to provide a second access, the fire department has allowed the development to move forward. A trigger date or a phase needs to be identified. The hope is that the interchange 5 is built.

Mr. Burgess commented on the second access. Part of their thought is if interchange is built and an access road is built over to Exit 6, they will start inviting traffic on a

paved road and shut it down to build the interchange. Once he gets going, he will want the second access at 50%.

City Manager Adam Lenhard noted his concern is a public safety concern. Neighbors on both sides were required a secondary access.

MOTION: A motion was made by Councilmember Smethurst to approve the preliminary plat for the South Desert Townhomes, a 132-lot residential subdivision located at approximately White Dome Drive and 2500 East in the Southern Hills development on the condition that they enter into a development agreement with the City for the secondary access within a phased time frame and requiring dual sidewalks.

A discussion took place regarding dual sidewalks versus no on street parking.

After being asked by Councilmember McArthur, City Manager Adam Lenhard explained the trend is to have smaller cross sections and less asphalt. Not having on street parking makes this project much more feasible. Staff needs to look at deepening driveways for future projects. He suggested the Council specify their preference.

Councilmember Smethurst was okay with adding required dual sidewalks to his motion.

SECOND: The motion was seconded by Councilmember Curtis.
VOTE: Mayor Randall called for a roll call 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.

PRELIMINARY PLAT:

Consider approval of the preliminary plat for Southern View PD, a 123-lot residential subdivision located on the south side of White Dome Drive at approximately 2500 East.

Assistant Public Works Director Wes Jenkins presented the preliminary plat for Southern View PD, a 123-lot residential subdivision located on the south side of White Dome Drive at approximately 2500 East. He showed and outlined the preliminary plat including a few changes to the agenda packet with regards to access. Another change is possible having a roundabout on the southeast portion of the subdivision to reduce the cut through traffic for the proposed commercial subdivision on the adjacent property. He explained the reason is that there is a trail on the south side and a portion of the property to the west has been dedicated to the

City for a future park. There is no trail on the north side; therefore, Mr. Burgess is going to see if he can install a trail that connects to the park.

Councilmember McArthur asked if this subdivision has the same issue with sidewalks and driveways. Mr. Jenkins replied no.

Mayor Randall asked about an agreement for a secondary access.

Mr. Jenkins explained they will tie this subdivision, the previous item, and Area 2 will be tied to the agreement regarding a second access.

MOTION: A motion was made by Councilmember Curtis to approve the preliminary plat for Southern View PD, a 123-lot residential subdivision located on the south side of White Dome Drive at approximately 2500 East subject to the development agreement.

SECOND: The motion was seconded by Councilmember Larkin.

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.

Reports from Mayor, Councilmembers, and City Manager.

Councilmember Larkin mentioned the St. George Art Museum is hosting a fundraising activity called Doc Art on November 12. Doctors who are also artist will be asked to donate pieces to be auctioned off for the fundraiser.

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 Larkin – aye
Councilmember Curtis – aye

The vote was unanimous and the motion carried.