

**JOINT MEETING OF THE ST. GEORGE CITY COUNCIL  
AND PLANNING COMMISSION MINUTES  
REGULAR MEETING  
OCTOBER 14, 2021, 4:00 PM  
CITY COUNCIL CHAMBERS**

**PRESENT:**

**Mayor Michele Randall  
Councilmember Jimmie Hughes – arrived at 4:15 p.m.  
Councilmember Bryan Smethurst  
Councilmember Gregg McArthur  
Councilmember Dannielle Larkin  
City Manager Adam Lenhard  
City Attorney Shawn Guzman – arrived at 4:50 p.m.  
City Recorder Christina Fernandez**

**ALSO PRESENT:**

**Planning Commission Member Nathan Fisher – arrived at 4:17 p.m.  
Planning Commission Member Emily Andrus  
Planning Commission Member Steve Kemp  
Planning Commission Member Elise West**

**EXCUSED:**

**Councilmember Vardell Curtis  
Planning Commission Member Ray Draper  
Planning Commission Member Emily Andrus  
Planning Commission Member Austin Anderson**

**OPENING:**

Mayor Randall called the meeting to order and welcomed all in attendance. The invocation was offered by Mike Stephenson with the Church of Jesus Christ of Latter-Day Saints and The Pledge of Allegiance was led by Mayor Randall.

**DISCUSSION REGARDING THE GENERAL PLAN AND DOWNTOWN MASTER PLAN:**

Whitney Ward with VCBO Architecture covering the following topics: Connection to nature; Q15 – In your opinion, how satisfied are you with St. George City's efforts to integrate nature into the City in the following areas?: Connection to nature – priority view corridors, trail network integration, and sensitive land preservation; and June 21-23 working group discussions – natural environment.

A discussion took place regarding open space preservation and compact development. Councilmember Larkin commented that she would like to include language so that it is not easily reversible by future Councils. Councilmember Larkin noted that City Attorney Shawn Guzman's concern with land trust with regards to areas such as Webb Hill, is that if the property becomes part of a land trust and new technology comes along that the City would like to utilize the space for and still keeping it as open space, entering into a land trust for that area may be premature. With regards to riparian areas, there may not be the same reservations.

Community Development Director John Willis explained the hillside ordinance provides protection; however, there is not an ordinance that addresses flood plain development. There is no standard or direction on preserving these properties. If FEMA allows for development on these properties, there is a good chance the City

will allow the development also. He asked if the City should look at the Virgin River corridor and the Santa Clara River and other riparian areas through the same lens as hillsides and create an ordinance that encourages preservation.

Ms. Ward noted looking at the FEMA floodplain map, water ways connect the City better than anything else.

Councilmember McArthur stated that he does not agree with the ordinance allowing areas to be pulled out of the floodplain to build them up. He noted as less lands become available, there are issues with flooding down river and stated he would like to adjust the ordinance.

Councilmember Hughes arrived at 4:15 p.m.

Planning Commission Member Fisher arrived 4:17 p.m.

Councilmember Larkin commented the City could act as an intermediary, introducing people to the concept of land trusts. She stated that most of the land throughout the City that is flat and ready to develop is privately owned.

Ms. Ward explained there is a mechanism where development rights can be transferred to obtain more density in another area and donate the land to the City. There are areas in the City that are highly susceptible to landslides; however, there are some policies regarding landscape standards that can help reduce the risk for landslides. For properties at the base of the bluffs and other key locations can be preserved for the long term through open space preservation.

Community Development Director John Willis explained there are occasions where people wanted to preserve property that is less than the 20% and staff felt like it should be preserved. The developer would be given development credit for that. There are situations where ordinance could be in place for areas that may not meet the slope category but is still valuable there could be some density transfer, giving some sort of incentive to preserve the property.

Ms. Ward noted the city currently has a standard that parks under three acres are not maintained by the City. She suggested reducing the size for properties that have already been developed, to obtain open space preservation in these areas to have access to open areas throughout the City. She continued with her PowerPoint presentation covering the following topics: Q24 – Which of the following transportation improvements are most important to you?; Accessible city – trail urban connectivity; Parking study summary; Parking recommendations; Accessible city – 100 South and St. George Boulevard; Complete streets.

Richard Brockmyer with Fehr and Peers showed a slide that outlined transit integration.

A discussion took place regarding micro transit and how this differs from services like Uber and Lyft.

City Attorney Shawn Guzman arrived.

Councilmember McArthur mentioned the City's Suntran bus system. He asked if there are new funding methods for micro transit. Mr. Brockmyer explained funding for micro transit systems.

Ms. Ward showed a slide outlining Arts and culture.

Councilmember McArthur spoke about historic preservation and commented that he is concerned that accessory dwelling units can be larger and more visually impactful than the original historic home.

Councilmember Larkin commented that she agrees with Councilmember McArthur; however, limiting too closely what a property owner can do on these historic homes can force them to tear down the existing home down and build something bigger rather than preserving the home.

Ms. Ward stated the City does not have many homes on the national register for historic places, most of them are locally recognized as a historic landmark. This allows the homeowner to do what they want with their properties.

Councilmember McArthur mentioned that he would like to have the landmark preservation code preserve homes the City really wants to preserve. There is a potential for a loophole that allows a property owner to build a large home behind the older home.

Ms. Ward noted they will look at a policy to balance improvement and investment with preservation and restoration.

Planning Commission Member West stated she likes the idea of the murals proposed. She mentioned some parking structures throughout the Country that have murals painted on them; she feels they look very nice.

**REPORTS FROM MAYOR, COUNCILMEMBERS, AND CITY MANAGER:**

Councilmember Smethurst mentioned the golf courses have recently been reseeded and are looking great.

The meeting adjourned at approximately 5:10 p.m.