

**JOINT MEETING OF THE ST. GEORGE CITY COUNCIL
AND PLANNING COMMISSION
WORK MEETING MINUTES
OCTOBER 7, 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
City Attorney Shawn Guzman
City Recorder Christina Fernandez**

ALSO PRESENT:

**Planning Commission Member Ray Draper
Planning Commission Member Nathan Fisher
Planning Commission Member Emily Andrus
Planning Commission Member Steve Kemp
Planning Commission Member Elise West
Planning Commission Member Natalie Larsen
Planning Commission Member Austin Anderson**

OPENING:

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

DISCUSSION REGARDING THE PRELIMINARY MASTER PLAN FOR THE SANDBERG PROPERTY:

Mike Christensen with Garn Development provided a PowerPoint presentation covering the following topics: General plan and zone change proposal map; Saint George White Hills Development general plan amendment – existing general plan and proposed general plan; Saint George White Hills Development PD-C initial zone change, existing zoning and proposed zoning; Site plan; and Elevations. After being asked by Councilmember Larkin, Mr. Christensen outlined the boundary with Washington City. The traffic study is anticipated to be completed next week.

Mayor Randall commented about the amount of traffic already in the area.

After being asked by Councilmember McArthur, Mr. Christensen explained where the road on the eastside will extend. City Manager Adam Lenhard inquired about the road in southeast corner; He asked Mr. Christensen if he has spoken to Washington City. Mr. Christensen indicated that he has not yet spoken to Washington City; however, they plan on talking to Washington City about the road as well as connecting to their sewer lines.

City Manager Adam Lenhard noted this is a quiet neighborhood and he wants to make sure the road is coordinated with Washington City.

Mr. Christensen hospital closing in February. He spoke about roads to the pads as shown on the general plan.

Jarod Cox with Coaction Development explained the hospital is a new entity - Zions Regional Medical. It is a non-profit hospital and will be run by a hospital group that runs over 100 hospitals throughout the Country. He mentioned with regards to the road that ties into Washington City, it is part of their transportation master plan and have plans to expand and connect the road.

Planning Commission Member West asked about the if the road near the multi-family is currently a through road. Mr. Christensen replied yes, they will carry it through. He indicated a stop light will be up to the City.

Planning Commission Member Kemp inquired about the size of 3050 East. He asked if it could be expanded to create more lanes as he believes Exit 10 is the toughest intersections in the City. He then mentioned 840 North in Washington City. While he likes the project and noted that the use is needed; however, if they plan on doing the flex industrial, having the multi-family front onto the road in some areas so that the industrial is behind the units.

Mr. Christensen noted he does not think the best use of the property is industrial; however, the industrial that would work in this area is flex buildings.

City Manager Adam Lenhard asked if City code has a requirement for any kind of transition from residential to industrial use. Community Development John Willis explained there are buffer and wall requirements.

Water Director Scott Taylor outlined the water and sewer infrastructure in the area. He is concerned with the applicant tying into the Washington City sewer line because if that were to happen, the City of St. George would have to maintain the line all the way down until it ties back into the City of St. George's line.

Mr. Christensen spoke about a pump station as a solution.

Councilmember Larkin inquired about active transportation for this development. She does not agree with Planning Commission Member Kemp with regard to widening 3050 East; rather than being a benefit she believes widening this road would make it a much more dangerous road.

Mr. Christensen noted they will have a number of sidewalks and a flow within the development; however, pedestrians will need to walk to a traffic signal to cross 3050 East.

Planner Carol Davidson commented There is a master trail planned to come up 850 North and connects into Washington City's trail system.

Planning Commission Member Larsen inquired about the timeline for Washington City's interchange; no one had an answer. She noted that her hope is that the interchange will alleviate some of the traffic in this area.

Planning Commission Member Andrus commented the new interchange will take a lot of pressure off this intersection. She noted Washington City is planning on expanding the Green Springs/Telegraph intersection after which she suggested some changes to the proposed development that could provide relief.

Mr. Christensen commented the changes Planning Commission Member Andrus suggested will not work unless Washington City is willing to condemn ground from Walmart to Home Depot. After being asked by City Manager Adam Lenhard, Mr. Christensen outlined the number of units and proposed amenities.

Public Works Director Cameron Cutler noted there is a fairly good-sized storm drain along 3050 East; however, staff will need to determine where the storm water from this development flows to. Staff may need to coordinate with Washington City.

Mr. Christensen noted the Sandberg's also own the property in Washington City which is right behind this property.

Property owner Scott Sandberg stated there is a pond nearby; however, it is not located in the City of St. George. There is an agreement that his father made for storage of the Millcreek stream; it was never a retention for flood. Because of how it is located, it could be used for storage of drainage. He does not want to give up the pond, but if it has to happen to develop this property he may do so.

Planning Commission Member Anderson commented that he likes the idea of the hospital; however, he is concerned about access and the multi-family being sandwiched in between industrial and commercial on three sides, he would rather keep the industrial on one side.

Planning Commission Members West and Kemp agreed.

Planning Commission Member Kemp suggested having the flex industrial facing onto 3050 East, with the storage component behind and multi-family facing 850 North.

Planning Commission Member Anderson commented that he does not think multi-family fits in this area at all as 3050 East already has issues with congestion. He would rather see it all be industrial.

Planning Commission Member West suggested moving uses around to make it more accommodating for homeowners and traffic flow.

City Manager Adam Lenhard asked about soils and possible remediation.

Mr. Christensen explained the geotechnical report will be completed shortly and his understanding is that there is no blue clay in the area.

Councilmember Larkin commented that the layout being recommended by the Planning Commission Members makes sense if the industrial traffic goes towards 3050 East.

Mr. Christensen noted that visibility for multi-family is helpful for leasing. They will look into the suggestions of the Planning Commission Members.

Planning Commission Member West commented that what is being suggested is not only safer, but more visually appealing.

City Manager Adam Lenhard clarified the substation will need to be complete and energized prior to completion and building on the site.

Mr. Christensen noted he has met with the power company; they are in going to enter into a purchase and sales agreement. The quickest the substation can be energized is January/February, 2023. He then outlined the timeline for the hospital project and retailers.

City Manager Adam Lenhard explained the City has been planning on a substation in this area. Cost would be covered through impact fees and other rates in place.

Councilmember McArthur asked if having would east entrance will help alleviate traffic off 3050 and noted that he worries about the traffic. He would like to see what Washington City is willing to do. Councilmembers Hughes and Larkin agreed.

Mr. Sandberg stated that he owns property in both cities and has dealt with both Councils and Planning Commissions. He explained that on the main road going to the Washington Fields area there is an exit that goes to a dead-end street. That is in line with the east entrance into St. George. It comes through agricultural property currently. Although the property owners are not willing to work with them to provide access of the main road at this time, Washington City is planning for this as an access. His opinion is that this will be one main entrance to get to this shopping center. Mike Shaw with Washington City guaranteed him that is the plan for Washington City.

Councilmember Hughes commented that 840 South does go into Washington Fields Road, but it does dead-end. That is the way he would go to avoid 3050 East.

Mayor Randall thanked Mr. Christensen for his time.

The meeting adjourned at approximately 4:50 p.m.