

**ST. GEORGE CITY COUNCIL MINUTES
WORK MEETING
DECEMBER 2, 2021 4:00 P.M.
ADMINISTRATIVE CONFERENCE ROOM**

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 Tani Pack Downing
City Recorder Christina Fernandez**

OPENING:

Mayor Randall called the meeting to order and welcomed all in attendance.

**DISCUSSION REGARDING PROPOSED CHANGES TO TITLE 10, CHAPTER 13A OF
CITY CODE AS IT PERTAINS TO CERTAIN PUBLIC STREETS IN THE HILLSIDE
OVERLAY ZONE:**

Community Development Director John Willis reminded the Council that they requested this item be discussed at a work meeting. He showed the proposed language changes to the code.

Public Works Director Cameron Cutler provided a history on the proposed changes. He showed images depicting alternatives for traffic on Bluff Street and St. George Boulevard from when Bluff Street was widened; Continuous flow intersection; and Median U-turn. He then spoke about the environmental assessment from January, 2012 and showed a map outlining a conceptual plan for a proposed traffic pattern at St. George Boulevard and Bluff Street. This proposed pattern violates the City's hillside ordinance which is why the ordinance is being proposed as it is.

Councilmember Larkin noted those with Tech Ridge and for those living on the hill already have never been able to safely ride a bike from the Boulevard to the top of the ridge; it is not a comfortable pedestrian or cycling space. She feels the proposal will be great for Tech Ridge as well as residents on the Black Hill if it ties into 100 South as there are already bike lanes and sidewalks.

Public Works Director Cameron Cutler explained moving the intersection coming down from the hill from St. George Boulevard to 100 South will make the intersection at St. George Boulevard and Bluff much better. He commented there already is an intersection at 100 South. There is a proposed concept plan that includes a pedestrian bridge across Bluff Street to Tabernacle.

Community Development Director John Willis commented there is no active transportation access currently on the road to Tech Ridge. Tying the road into 100 South provides some benefits as there is active transportation access already on 100 South. After being asked by Councilmember Curtis, Mr. Willis explained part of the ordinance requires the section that is abandoned to be mitigated.

Public Works Director Cameron Cutler noted walls would be required much like the walls along Bluff Street.

Resident Dan McArthur commented these items concern him. Past Councils put density on the hill to accommodate these types of problems. He is concerned as the hillside ordinance was put in to protect the hillsides and that the ordinance is being changed to accommodate Tech Ridge and nowhere else in the City. HE asked the Council to think this through and get the input from the public, not discuss the item in a work meeting as there are a number of residents who are concerned with the development on this property.

After being asked by Mayor Randall, Community Development Director John Willis stated there was a public hearing at the Planning Commission meeting. He then explained there are no other areas that fit the criteria. If Tech Ridge were to be developed as single-family homes, he asked if it would require the alignment of the road.

Public Works Director Cameron Cutler explained the alignment of the road eliminates the requirement of having a through turn situation; there would need to be a through turn or mitigation with single-family homes. It did not take much traffic on Tech Ridge Drive to require the changes. The traffic engineer looked only at what has been approved on the property with Dixie Applied Technical College, Zonos, and Vaison, the intersection starts failing with these buildings.

Mayor Randall noted Rick Torgersen with UDOT has said the intersection will fail.

Public Works Director Cameron Cutler explained even with trying to mitigate to change the cycle lane, the north bound failed. After being asked by Councilmember Hughes Public Works Director Cameron Cutler indicated the roadway alignment is needed now, no matter what.

Councilmember Larkin commented to Mr. McArthur's point, there has to be a failing intersection to drive this change in the ordinance. All of the Councilmembers want to protect the hillsides.

Councilmember McArthur commented his biggest concern is putting the ordinance in place for hillsides the Council does not want to be disturbed.

Community Development Director John Willis noted the benefit is that this is the hillside ordinance therefore, each request would need to be reviewed and approved by the Council on a case-by-case ordinance. After being asked by Councilmember McArthur, Mr. Willis stated the proposed changes do not open the door for others to ask for special concessions for other areas.

City Attorney Tani Pack Downing agreed with Community Development Director John Willis.

Public Works Director Cameron Cutler explained the speed will need to be reduced to accommodate the proposed turn. There was a concept that had pillars going into the hillside to elevate the road, he was concerned with the pillars. After being asked by Councilmember Hughes, Public Works Director Cameron Cutler outlined who would pay for the proposed roadway improvements.

Economic Vitality and Housing Director Shirlayne Quayle noted the developer plans to cover the costs.

Community Development Director John Willis commented staff will need to make sure the cost for the improvements is added to the development agreement. He explained the Hillside Review Board would still review these types of requests.

The meeting adjourned at approximately 4:35 p.m.