

**NOTICE OF JOINT WORK MEETING OF THE  
CITY COUNCIL AND THE PLANNING COMMISSION  
OF THE CITY OF ST. GEORGE,  
WASHINGTON COUNTY, UTAH**

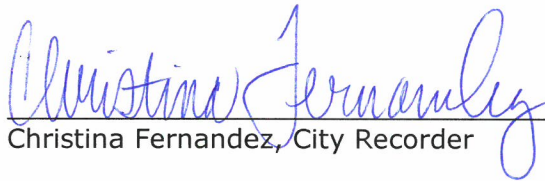
**Public Notice**

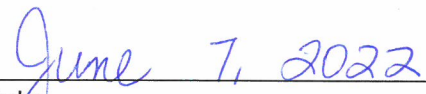
Public notice is hereby given that the City Council and the Planning Commission of the City of St. George, Washington County, Utah, will hold a work meeting in the City Council Chambers at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, June 9, 2022 commencing at 4:00 p.m.

The agenda for the meeting is as follows:

Call to Order  
Invocation  
Flag Salute

1. **Discussion regarding the General Plan and Downtown Master Plan.**
2. **Discussion regarding the proposed water conservation ordinance.**
3. **Reports from Mayor, Councilmembers, and City Manager.**
4. **Request a closed session.**

  
Christina Fernandez, City Recorder

  
Date

**REASONABLE ACCOMMODATION:** The City of St. George will make efforts to provide reasonable accommodations to disabled members of the public in accessing City programs. Please contact the Human Resources office at 627-4674, at least 24 hours in advance if you have special needs.

# **Draft Water Conservation Ordinance Discussion**

**June 9, 2022**



**St. George**



# **St. George is fastest-growing metro area in the U.S.**

NEWS March 26, 2022

NEWS

## **Census: St. George has fastest-growing population in the U.S., again**



**Sean Hemmersmeier**  
St. George Spectrum & Daily News

Published 9:00 a.m. MT March 26, 2022

[View Comments](#)



St. George and the rest of Washington County have once again ranked as the fastest-growing metro area in America, according to a new report from the U.S. Census.

The new [report](#) showed the local population growing by nearly 10,000 new residents between July 1 of 2020 and July of 2021, a 5.1% increase. The metro area — a statistical area that includes all of Washington County — grew to 191,226 residents, according to the report. If that number is correct, then the region would have grown by more than 30% in the past decade.

Two other Utah cities made the list of top-10 fastest-growing metro areas, with the Provo-Orem area ranked eighth at 3.3% and the Logan area ranked 10th at 2.9%.



The Desert Canyon development is located on the south end of St. George near the Arizona border along State-Route-7, Aug. 11, 2021. *Sean Hemmersmeier / The Spectrum & Daily News*

Population, 1969-2020

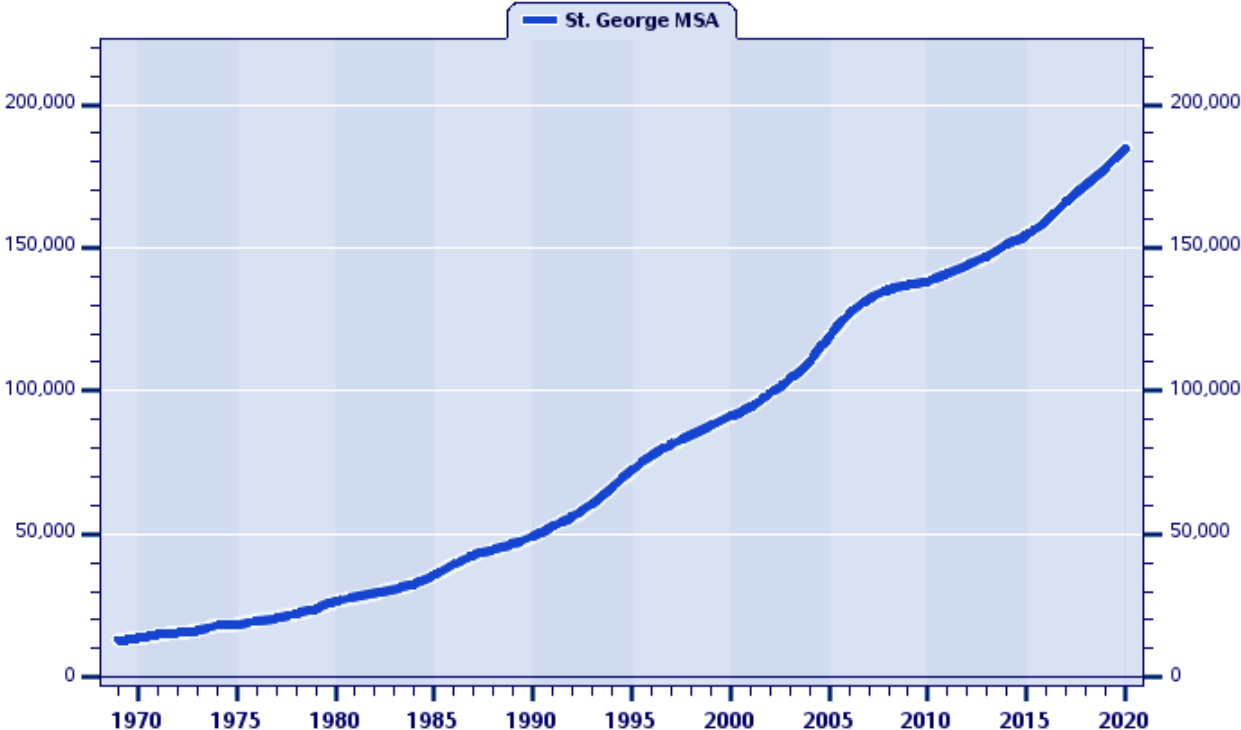


Figure 1.

Source: Utah.REAPProject.org  
Data: Regional Income Division, BEA (11-16-2021)

# Sustainable Water - Sustainable Growth



- Fully Develop Existing Sources of Water
- Develop New Water Sources
- Optimize Water Reuse
- Water Conservation

- Not in Any Order
- Required ALL of these measures.

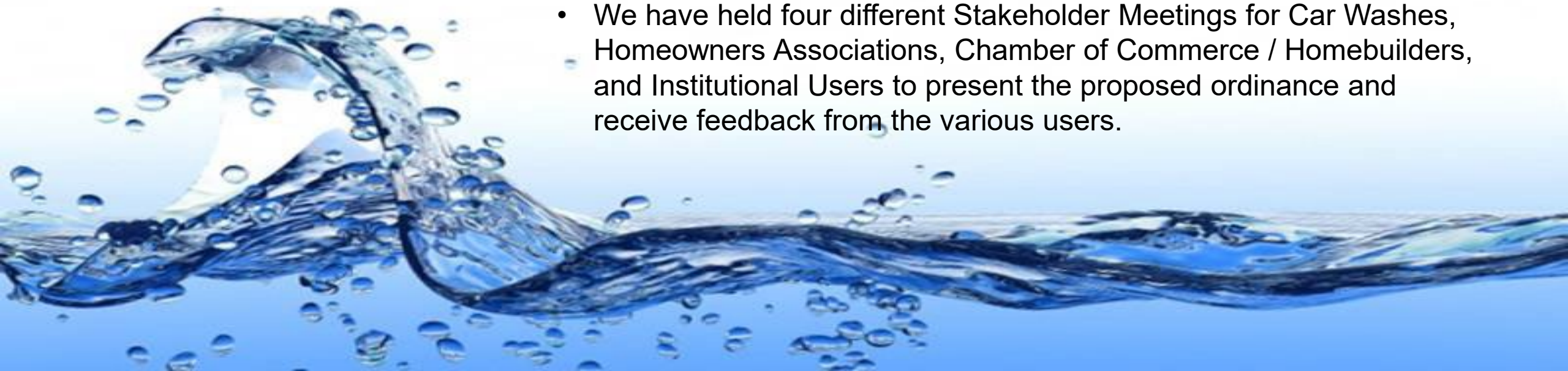


# Source Sizing Standard

- In the past, the State DDW set the Source Sizing Standard (the amount of water required to provide adequate water service to each Equivalent Residential Connection (ERC)).
- The Source Size Standard was 0.89 acre-ft per ERC
- Recently the DDW has developed a method where each community is able to set their own Source Size Standard, based on at least three years of historical data and/or an engineering study.
- Currently, the most recent 3-yr data shows Source Size Standard at about 0.78 AF/ERC.
  - A lower source size standard will enable us to “stretch” or existing water resources.
  - A regional goal is to reduce our Source Size Standard to 0.58 AF/ERC through conservation measures.



# Water Conservation Ordinances

- Regional Cities, working with the WCWCD have drafted model Water Conservation Ordinance.
  - The ordinance addresses building standards and landscape standards.
  - Each community has taken the draft ordinance and adjusted to meet their needs.
  - Santa Clara, Ivins, and Washington have all adopted the ordinances, with slight changes.
  - Rather than adopt a “stand alone” water conservation ordinance, St. George is proposing amendments to it’s existing zoning ordinances to minimize conflicting ordinances.
- 
- We have held four different Stakeholder Meetings for Car Washes, Homeowners Associations, Chamber of Commerce / Homebuilders, and Institutional Users to present the proposed ordinance and receive feedback from the various users.

# Water Conservation- Construction Standards

- Energy Star Appliances- All new construction
- WaterSense Labelled Plumbing Fixtures- All new construction
- Hot Water Recirculation or other means of providing hot water within 0.6 gallons
- Each Unit Individually Metered if ground-level access



# Water Conservation- Landscape Standards

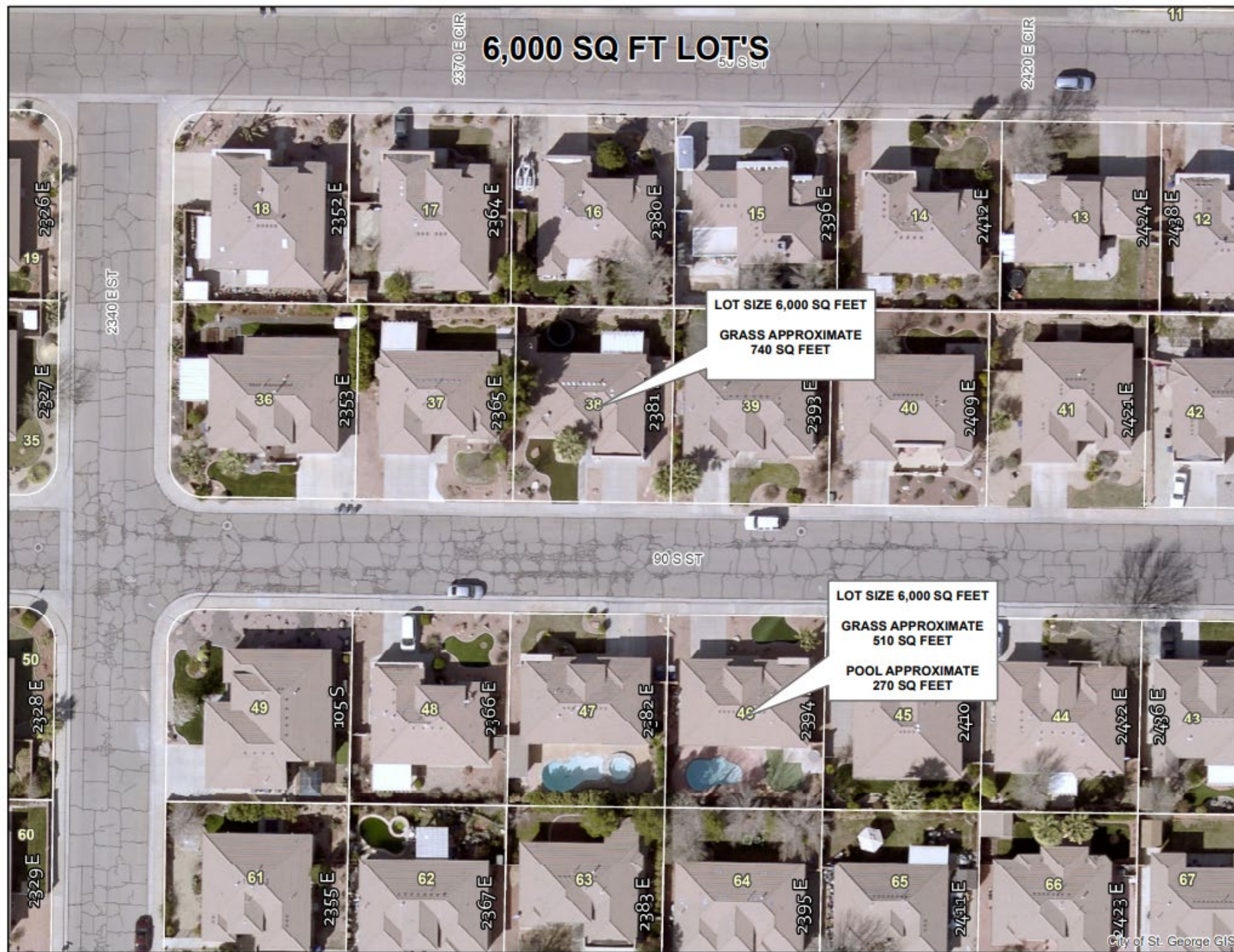
- Turfgrass in SF Residential zones limited to 8% of total lot area, with 1,500 SF Max. cap
- Swimming pools count as landscaped areas
- Turfgrass not allowed in park strips, landscape areas less than 8' in width, or landscaped areas that are on slopes greater than 15%.
- Total lot size area, turf grass area, and pool area identified and stated on construction drawings.
- Min. of (2) shade trees on SF Residential lot.



# Draft Water Conservation Ordinance

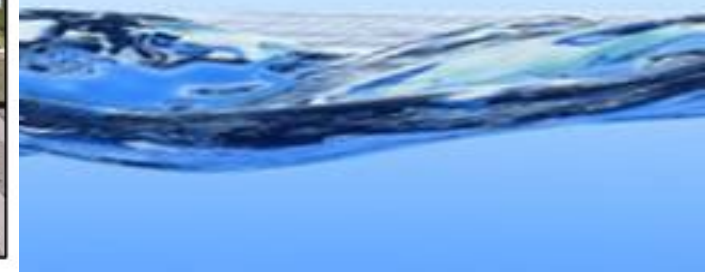
- Turfgrass not allowed in non-residential zones unless for active recreation areas.
- Non-Residential developments required to submit a landscape package with landscape plans, irrigation plans, planting plans, site plan, grading plan, etc. prepared by professional landscape architect.
- WaterWise plant and tree list
- Car Washes- limited to 35 gallons per vehicle of fresh water, with limit reduced to 25 gpv in 5 years.
- Car Washes- Facility sized and plumbed for recycling equipment such that a recycling system can be easily installed at a future date as technology improves.





# 6,000 SF Lots

8%= 480 SF Lawn





# 7,000 SF Lots

8%= 560 SF Lawn



Click to start drawing

# 7,000 SF Lots

8%= 560 SF Lawn





**8,000 SF Lots**

8%= 640 SF Lawn





# 12,000 SF Lots

8%= 960 SF Lawn



**18,000 SQ FT LOT NO POOL**

**18,000 SF Lots**

8%= 1,440 SF Lawn

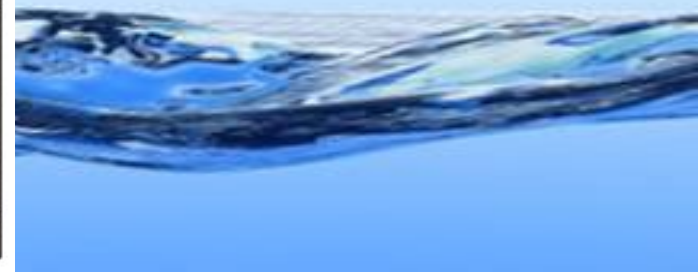


## 18,000 SQ FT LOT WITH POOL

LOT SIZE 18,000 SQ FEET  
GRASS APPROXIMATE  
1,156 SQ FEET  
POOL APPROXIMATE  
422 SQ FEET

## 18,000 SF Lots

8%= 1,440 SF Lawn

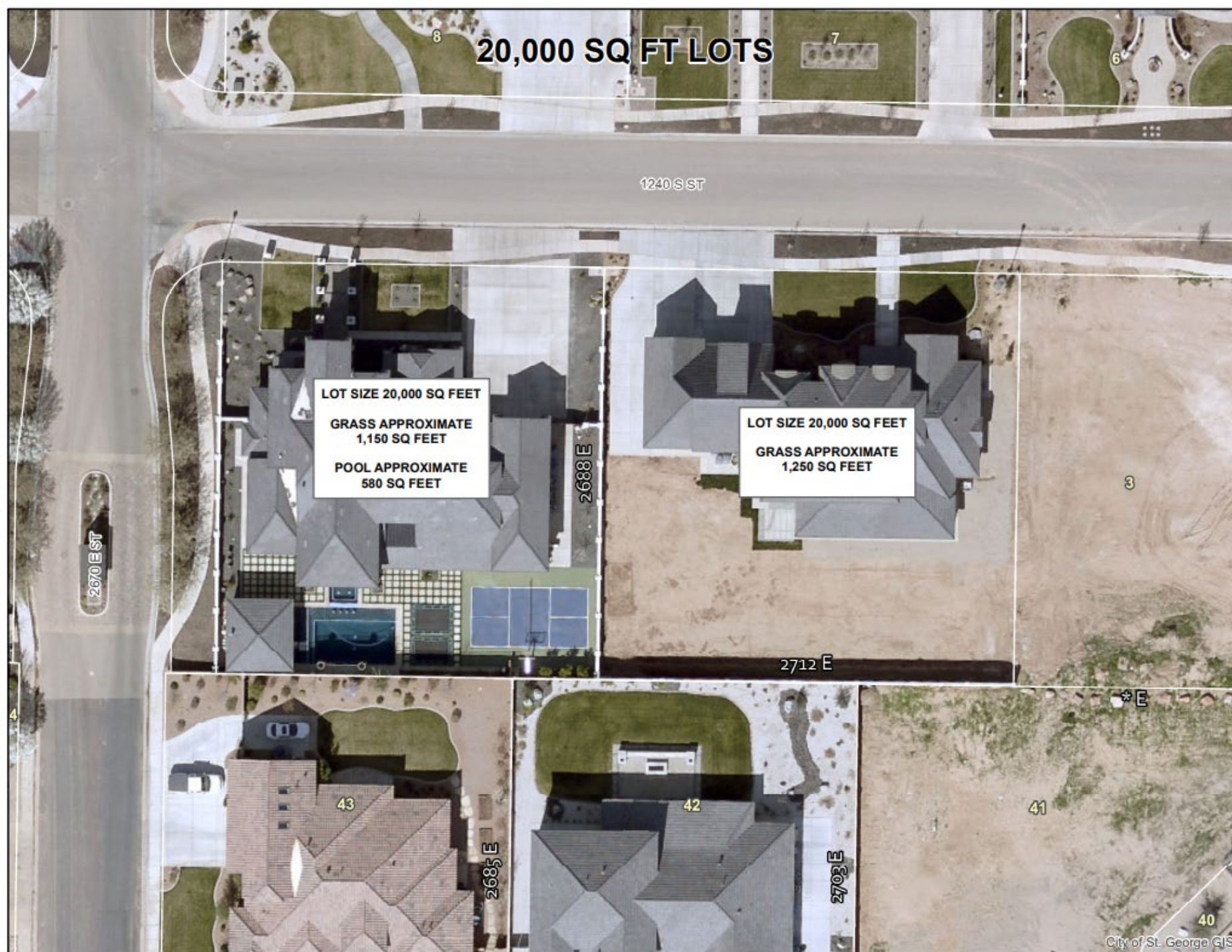


## 20,000 SQ FT LOTS

## 20,000 SF Lots

8%= 1,600 SF Lawn

1,500 SF Cap



# Commitment of Water

- Requires Preliminary Plat at Zone Change
- Will-Serve Letter issued by WCWCD at construction drawings approval.
- WCWCD Water Impact Fee paid at time of Will-Serve letter issuance.
- One year to complete subdivision improvements and record final plat.



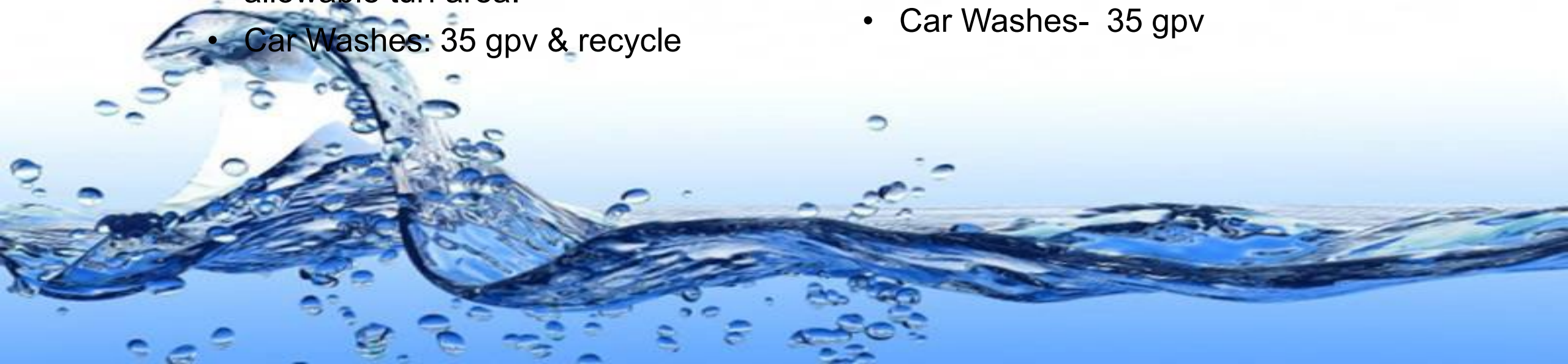
# Specific Guidance

- Golf Courses
- Recreation Facilities w/ Water



# Slight Adjustments to Ordinance

- Ivins
  - Hot Water recirculation in SF home >1,200 SF
  - Turfgrass 8%, with 2,000 SF Cap and 600 SF allowed in smaller lots
  - Uncovered pools count towards turfgrass allowance
  - Covered pools: 25% deduction from allowable turf area.
  - Car Washes: 35 gpv & recycle
- Washington
  - Hot Water recirculation in SF homes >1,400 SF
  - Turfgrass 8%, with 1,500 SF Cap
  - Car Washes- 20 gallons per vehicle
- Santa Clara
  - Turfgrass 8%
  - Car Washes- 35 gpv



# Sustainable Growth & Water Resources

## Current Water Resources



## What Needs to Be Done

Fully Develop Existing Water Sources  
Develop New Water Sources  
Optimize Water Reuse  
Water Conservation Efforts

## What We Hope to Accomplish





# St. George

SHAPING THE FUTURE OF ST. GEORGE

▶ DOWNTOWN AREA PLAN

▶ GENERAL PLAN



## **Welcome and Agenda Review**

## **General Plan Survey Summary**

Review the survey results from each of the General Plan sections

## **Character Area Review and Approval for Joint Council Work Session**

Review the background and goals for the character areas

Review each character area vision including scale and use

Review each character area location

## **If Time:**

Downtown Management Strategy Options

Downtown Parking Recommendations

Neighborhood Area Plan Approach

# St. George 2040 Vision

Draft for Review Only

St. George is a great place to live. It is an active community; a place rich with history, beauty, and unparalleled landscapes. St. George is a place that is welcoming, comfortable, and safe. It is a place that has a thriving economy and ample opportunities for all who live here.



✓ A Letter from Mayor Randall



✓ Lifestyle



✓ Responsible Growth



✓ Economic Vitality



✓ Accessible City



✓ Connection to Nature

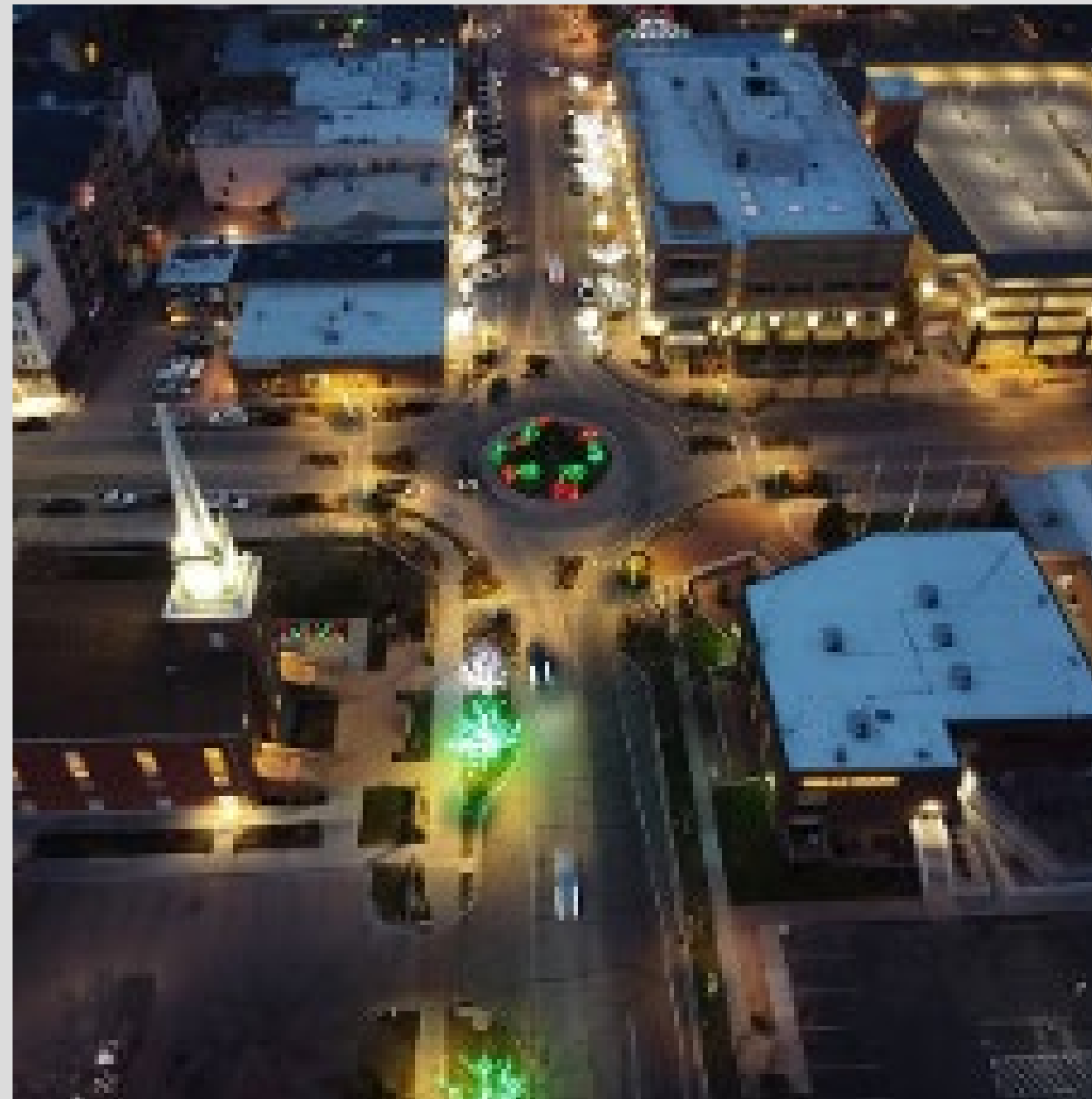


✓ Arts & Culture Integration

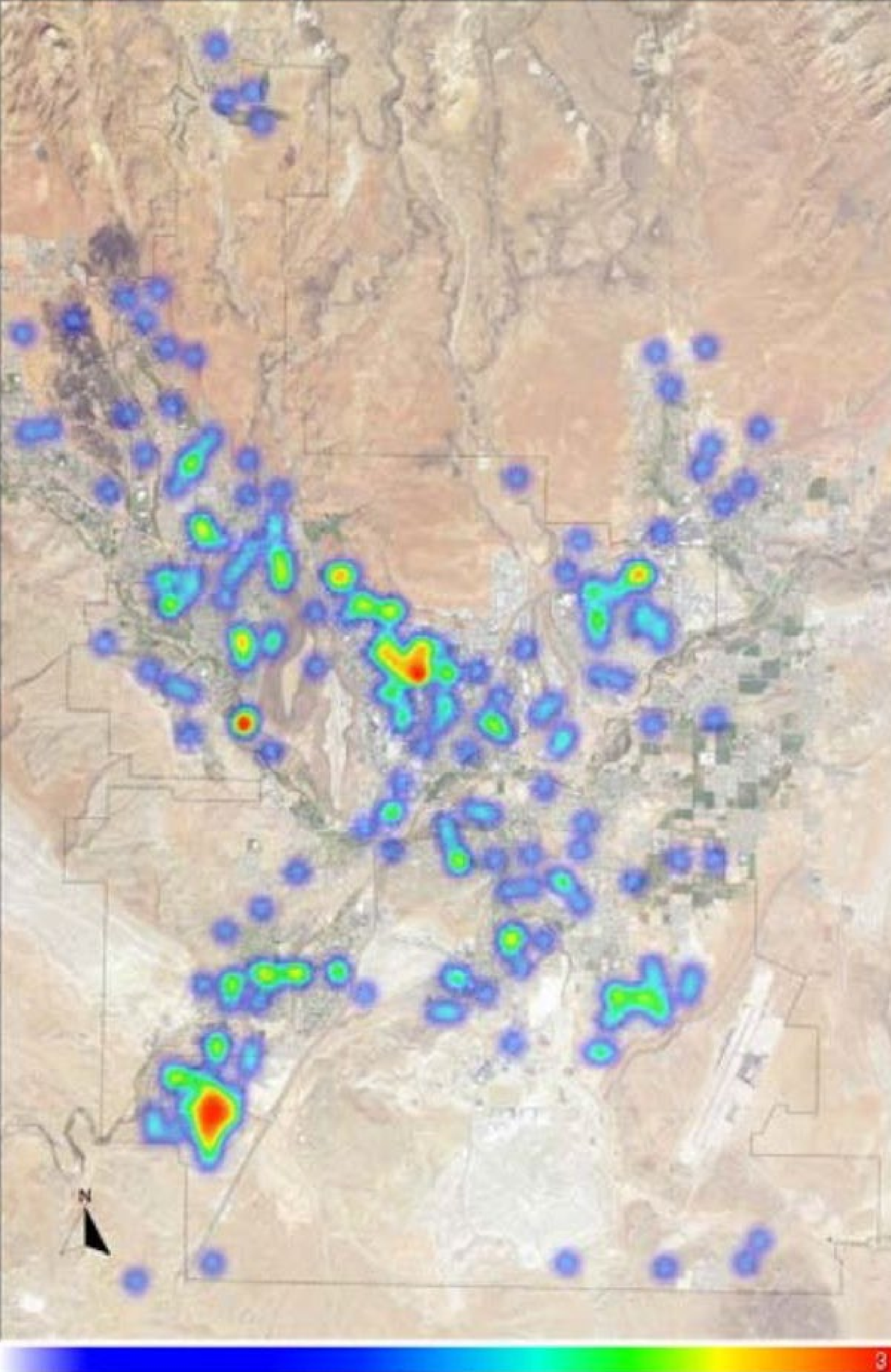
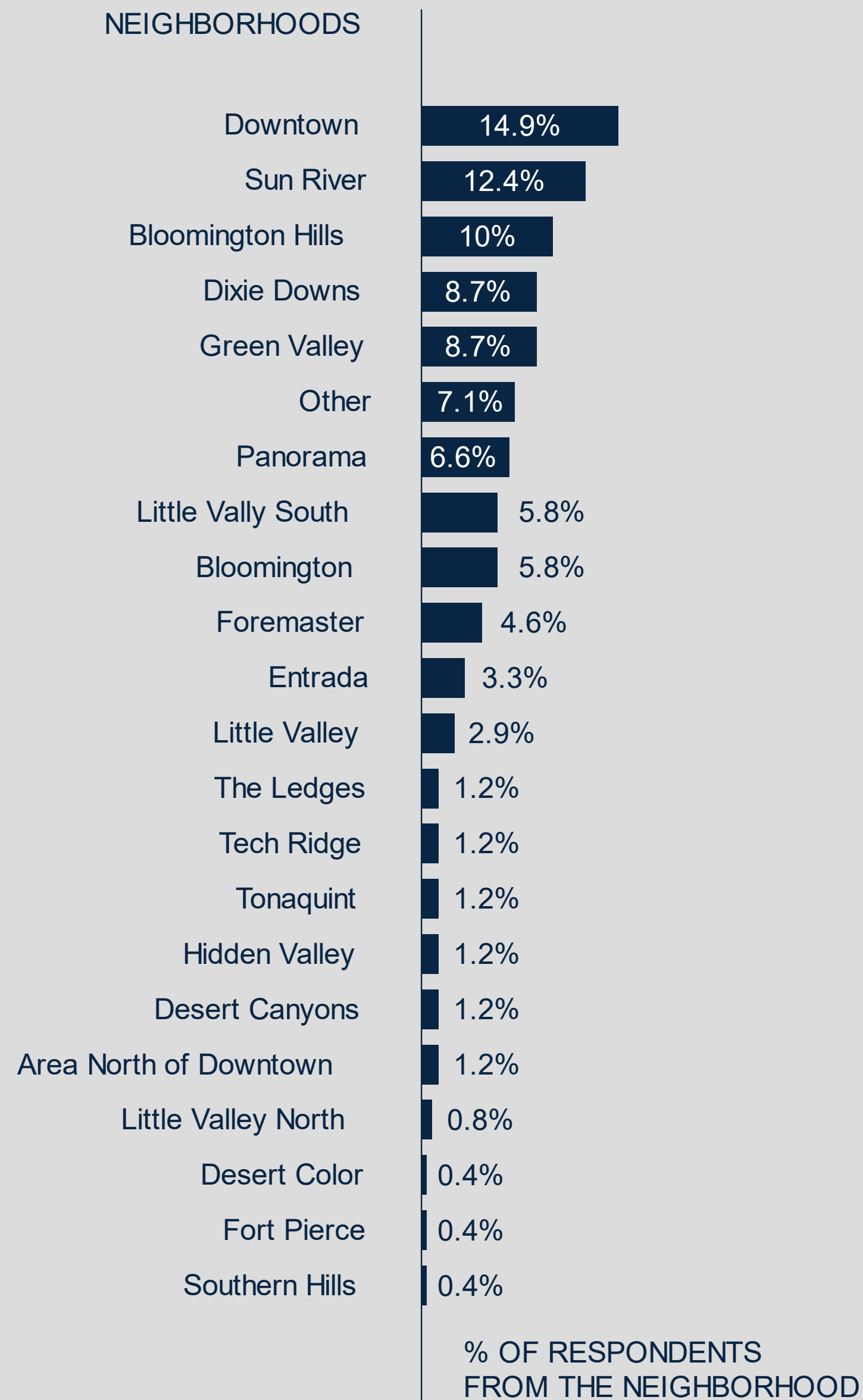


✓ Thriving Downtown

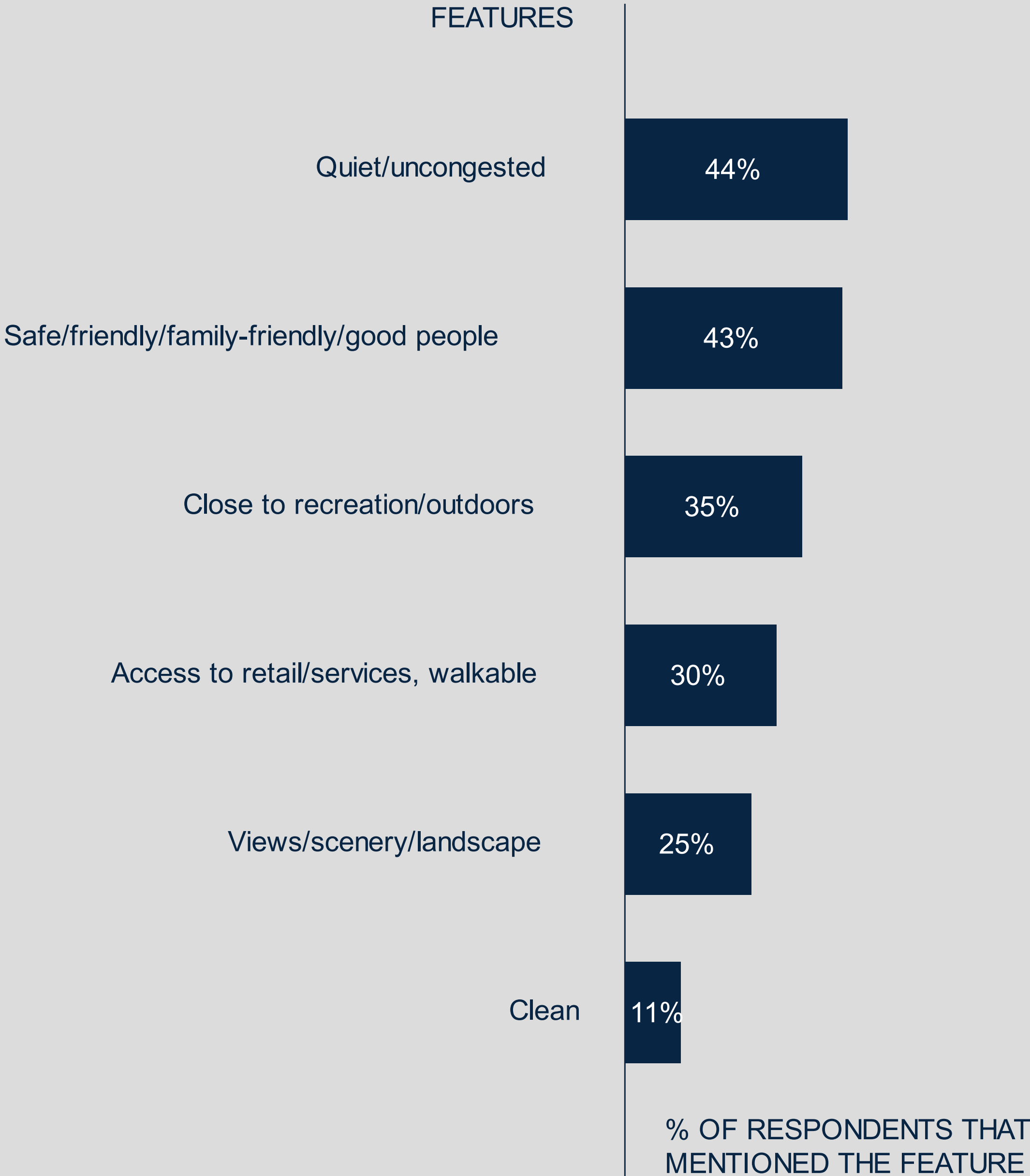
# Survey Results – Lifestyle



# What area of St. George do you live in?



# Using three keywords or phrases, what are the features that you love about your neighborhood? (fill in the blank)



# Loved Features Broken Down by Neighborhood – Top Features



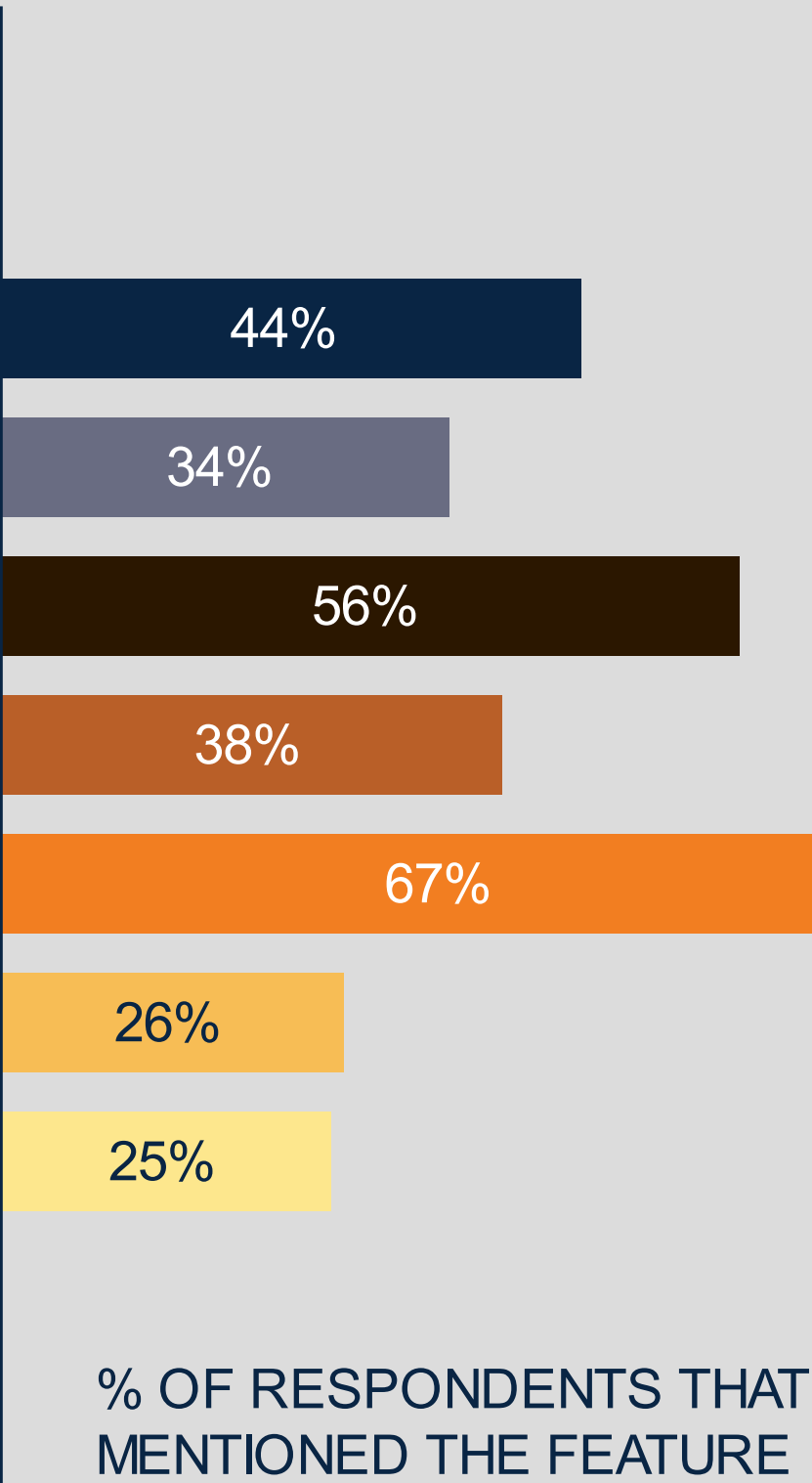
## QUIET/UNCONGESTED

## SAFE/FRIENDLY/FAMILY-FRIENDLY/GOOD PEOPLE

## CLOSE TO RECREATION/OUTDOORS

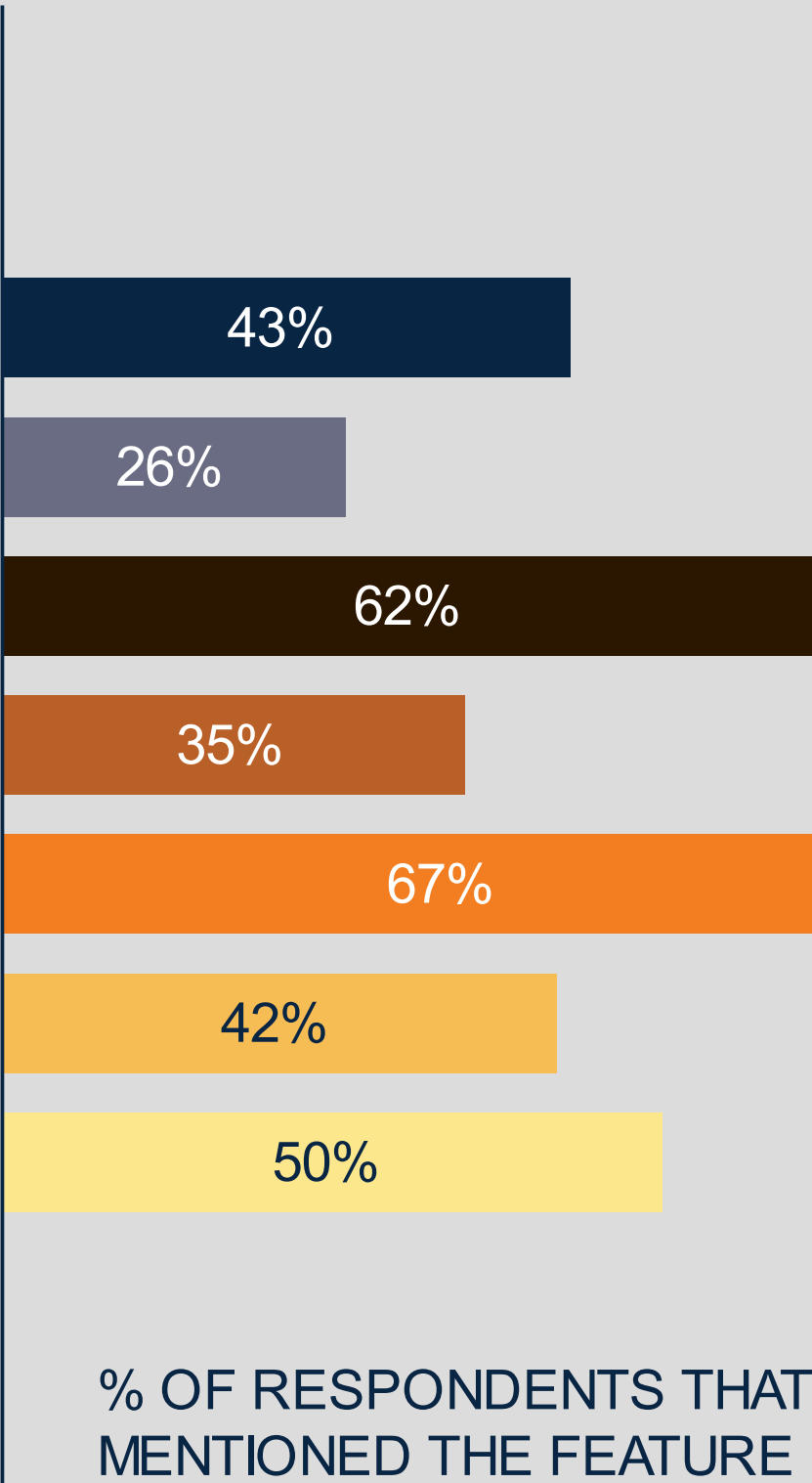
NEIGHBORHOODS

Overall  
Downtown  
Sun River  
Bloomington Hills  
Green Valley  
Dixie Downs  
Panorama



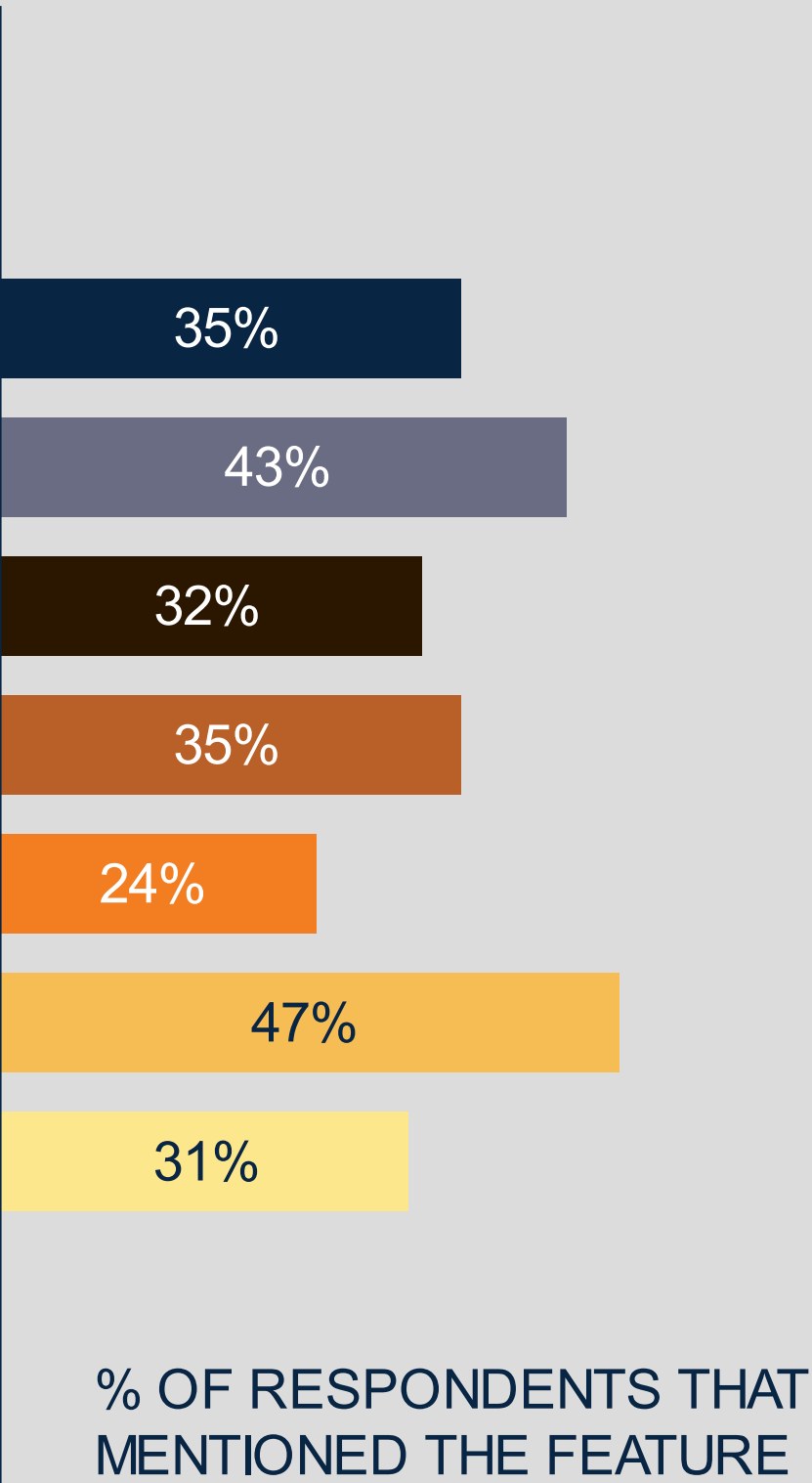
NEIGHBORHOODS

Overall  
Downtown  
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Panorama



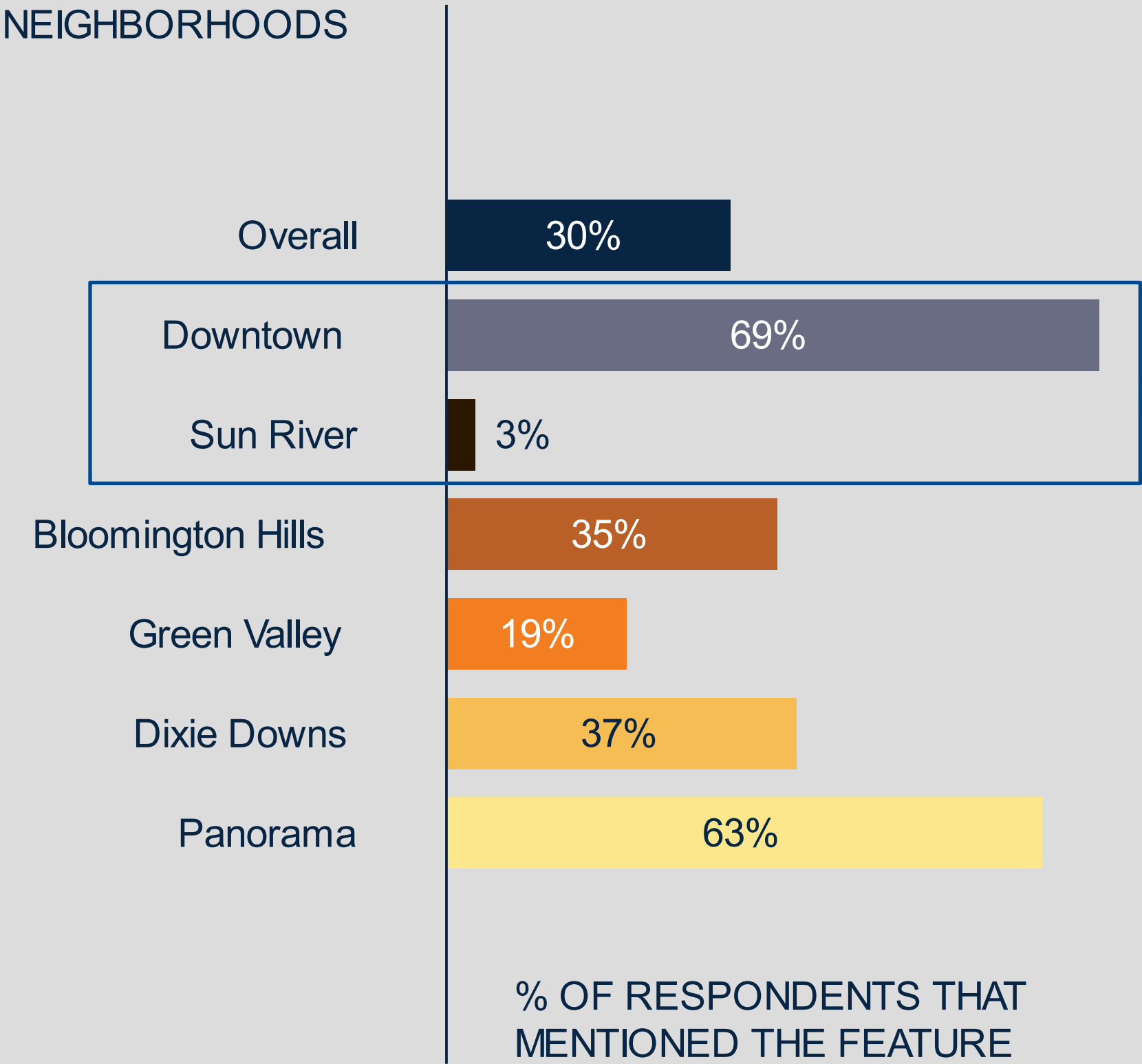
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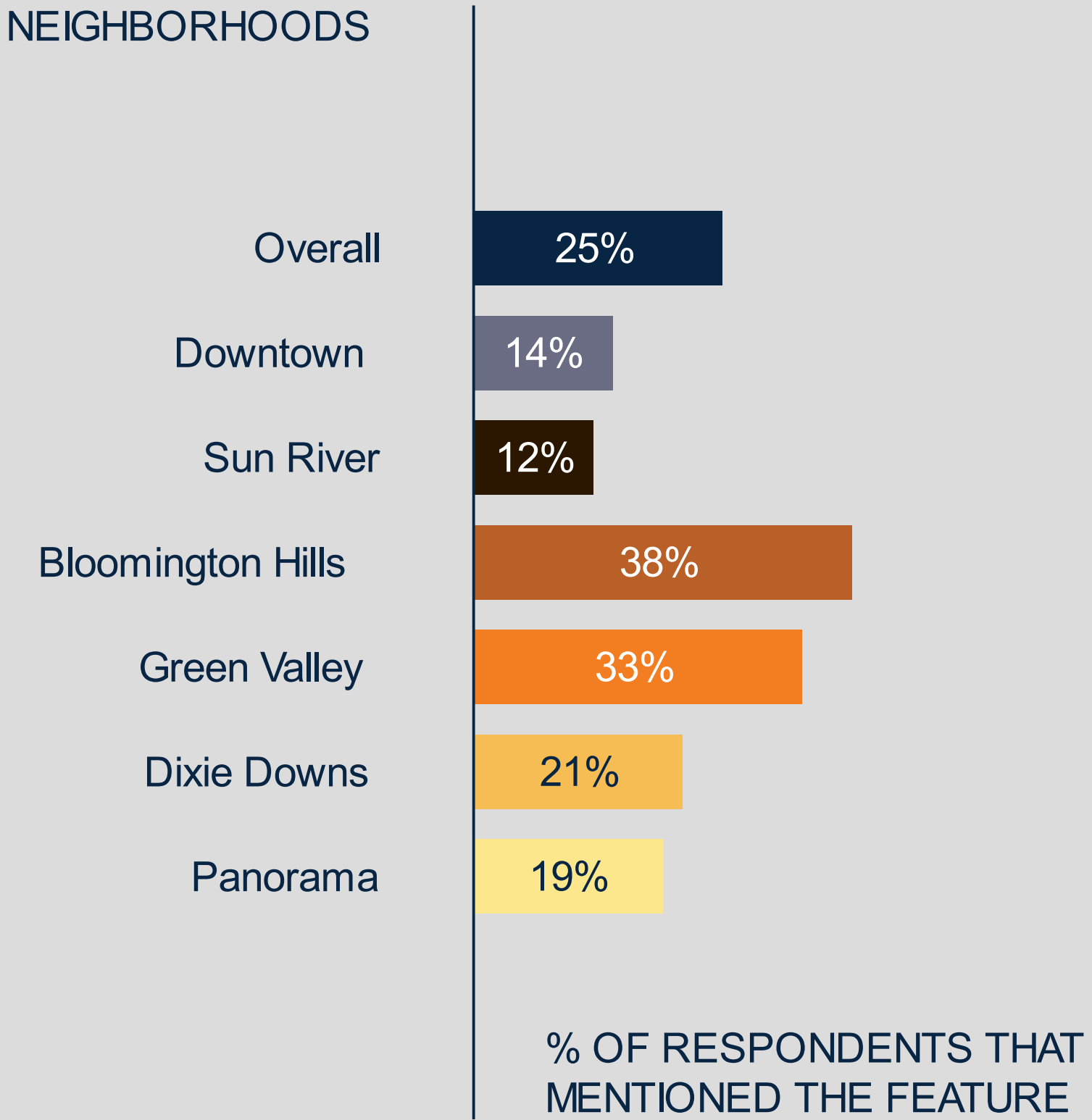


# Loved Features Broken Down by Neighborhood – Other Features

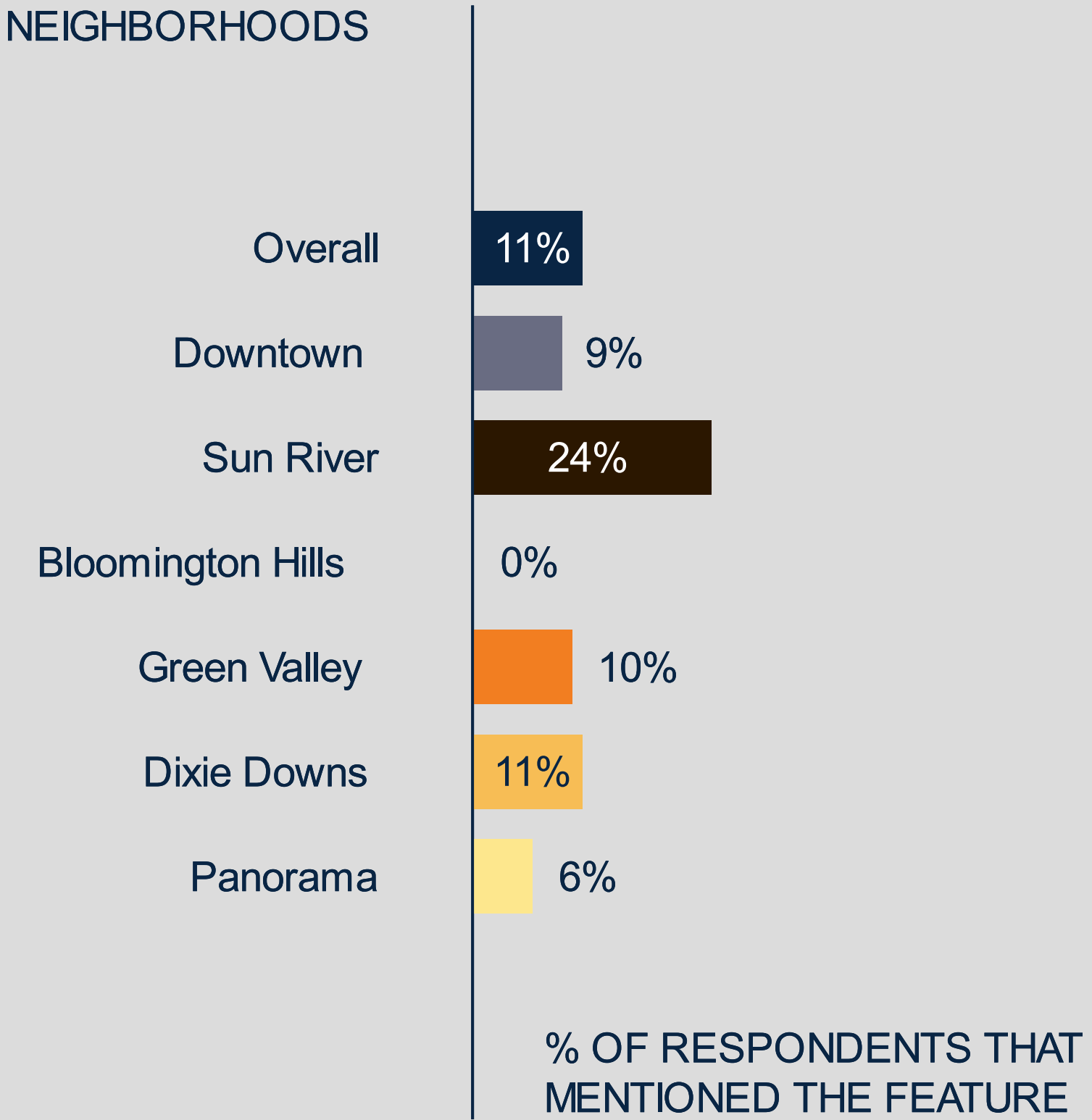
## ACCESS TO RETAIL/SERVICES, WALKABLE



## VIEWS/SCENERY/LANDSCAPE

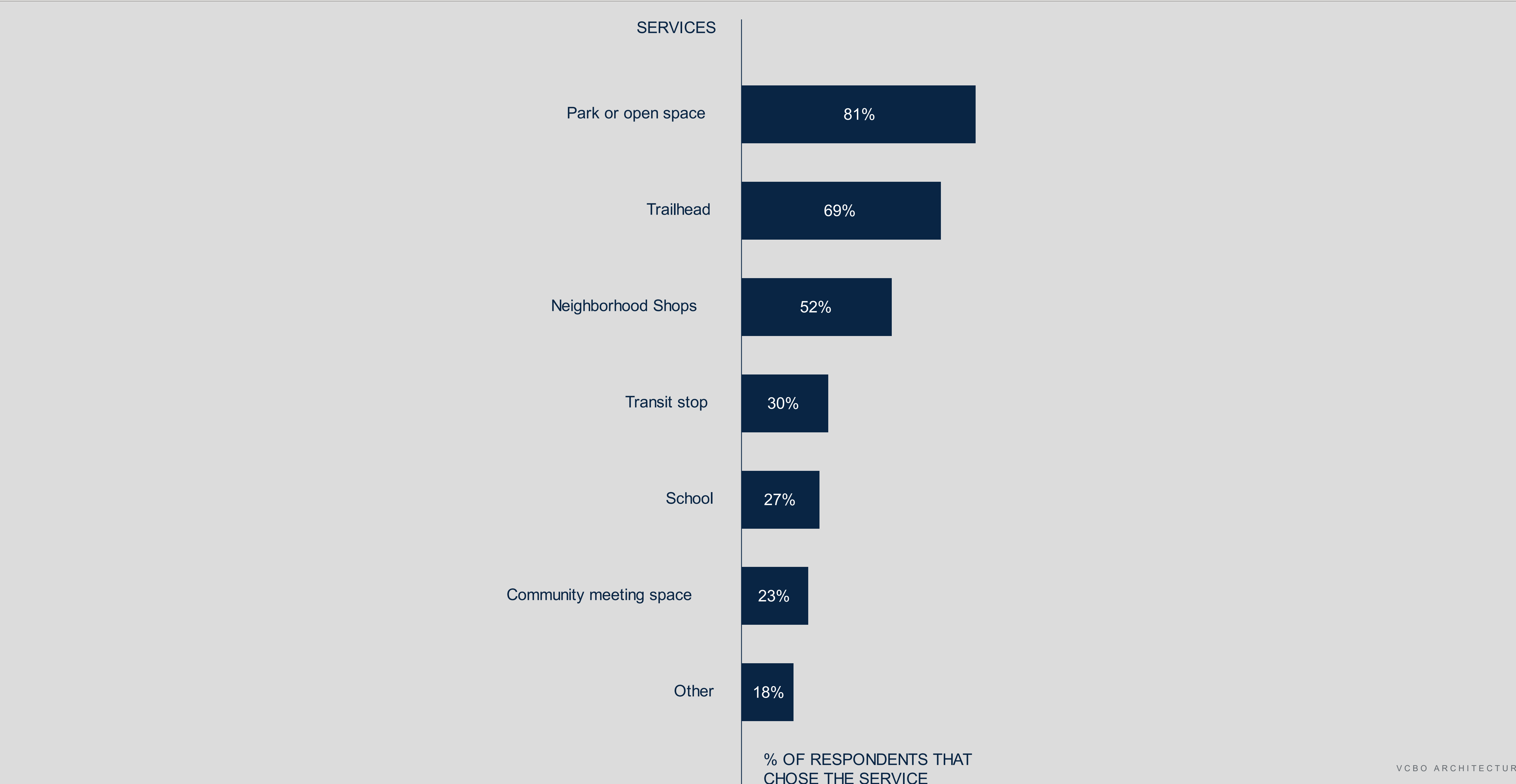


## CLEAN



Pay attention to charts that have considerable variability to consider what may be working or lacking in a neighborhood.

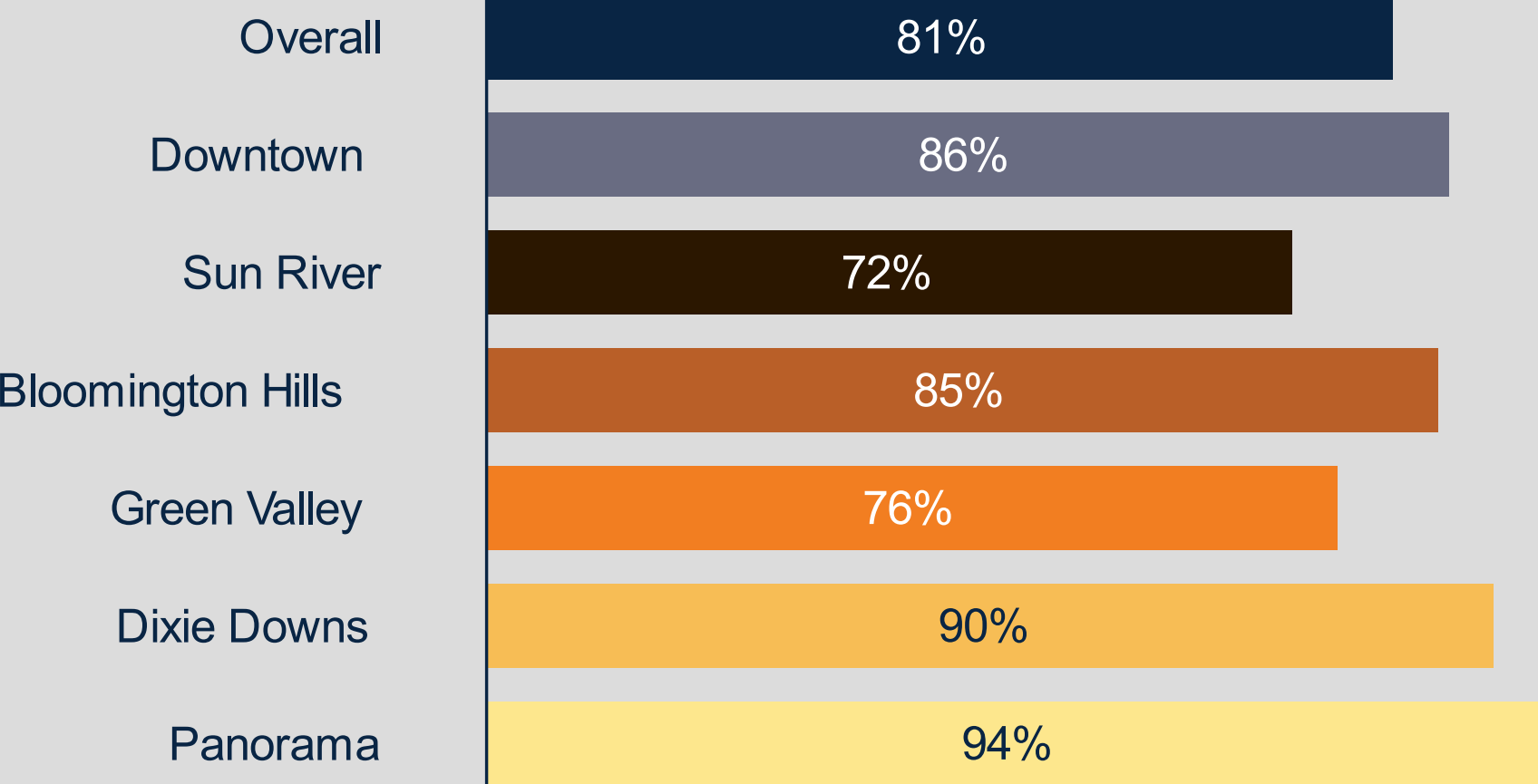
Please select the services that you want to be able to walk to from your house – within a 10-minute walk. (check all boxes that apply)



# Walkable Services Broken Down by Neighborhood – Top Choices

## PARK OR OPEN SPACE

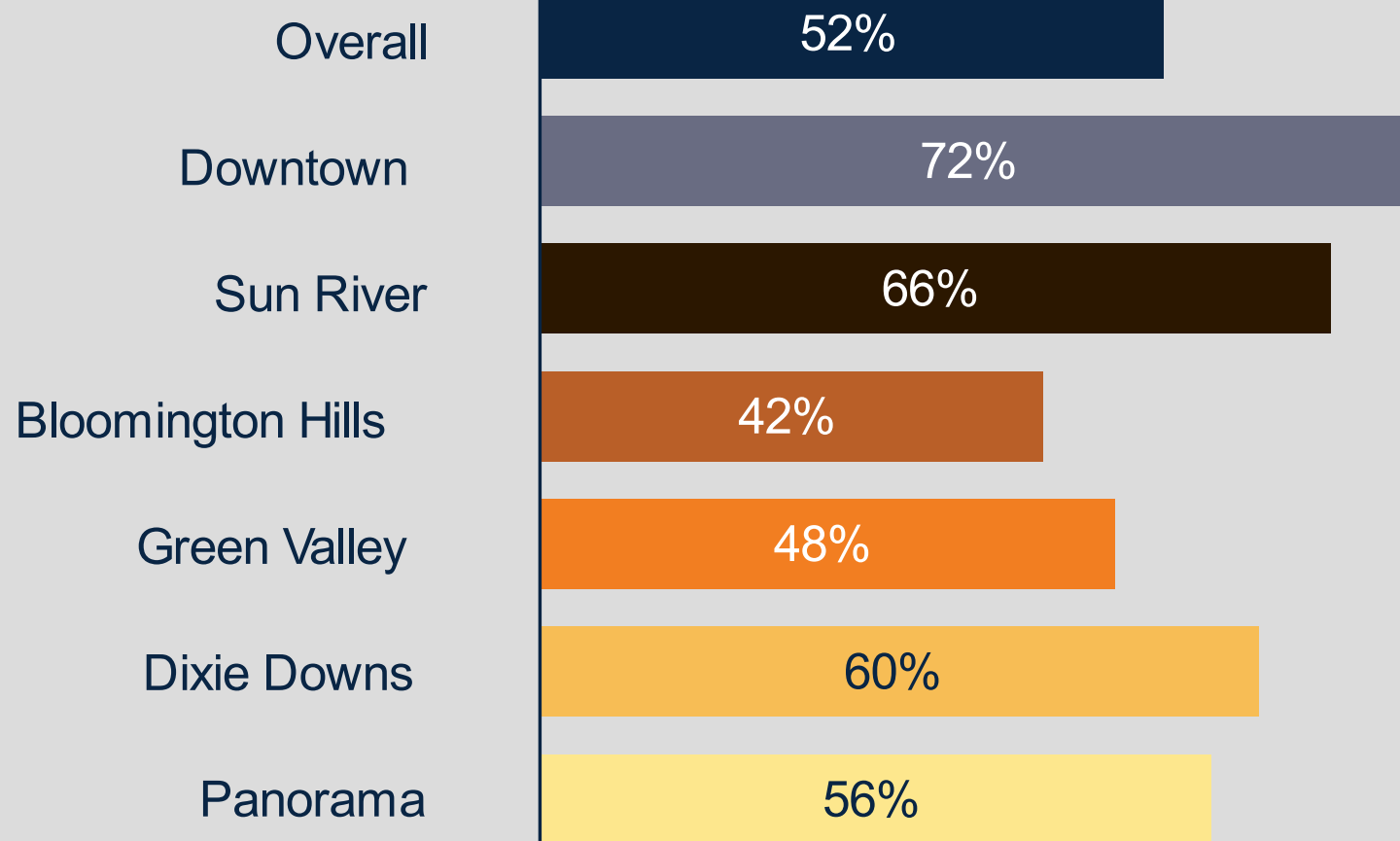
NEIGHBORHOODS



% OF RESPONDENTS THAT  
CHOSE THE SERVICE

## NEIGHBORHOOD SHOPS

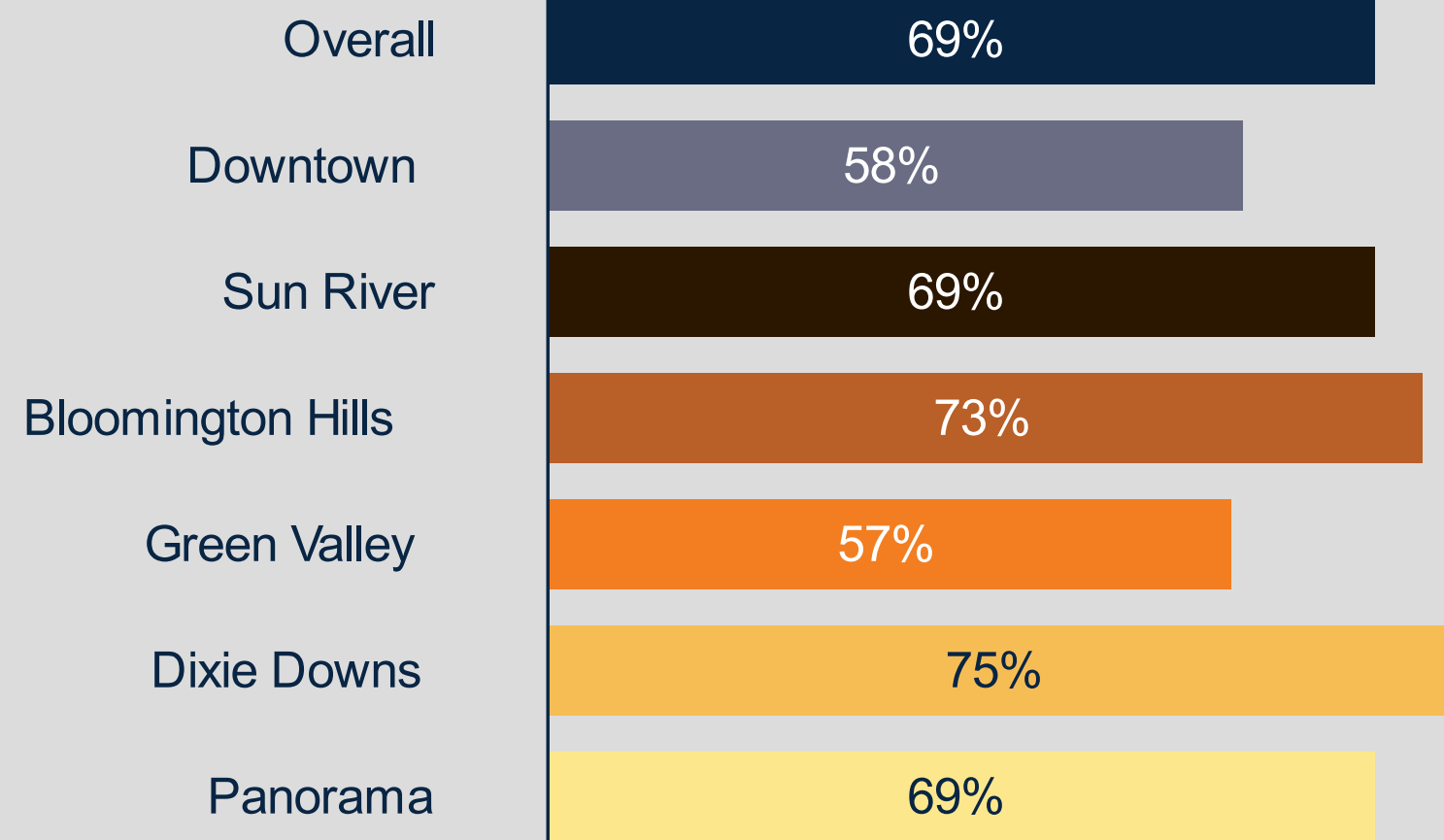
NEIGHBORHOODS



% OF RESPONDENTS THAT  
CHOSE THE SERVICE

## TRAILHEAD

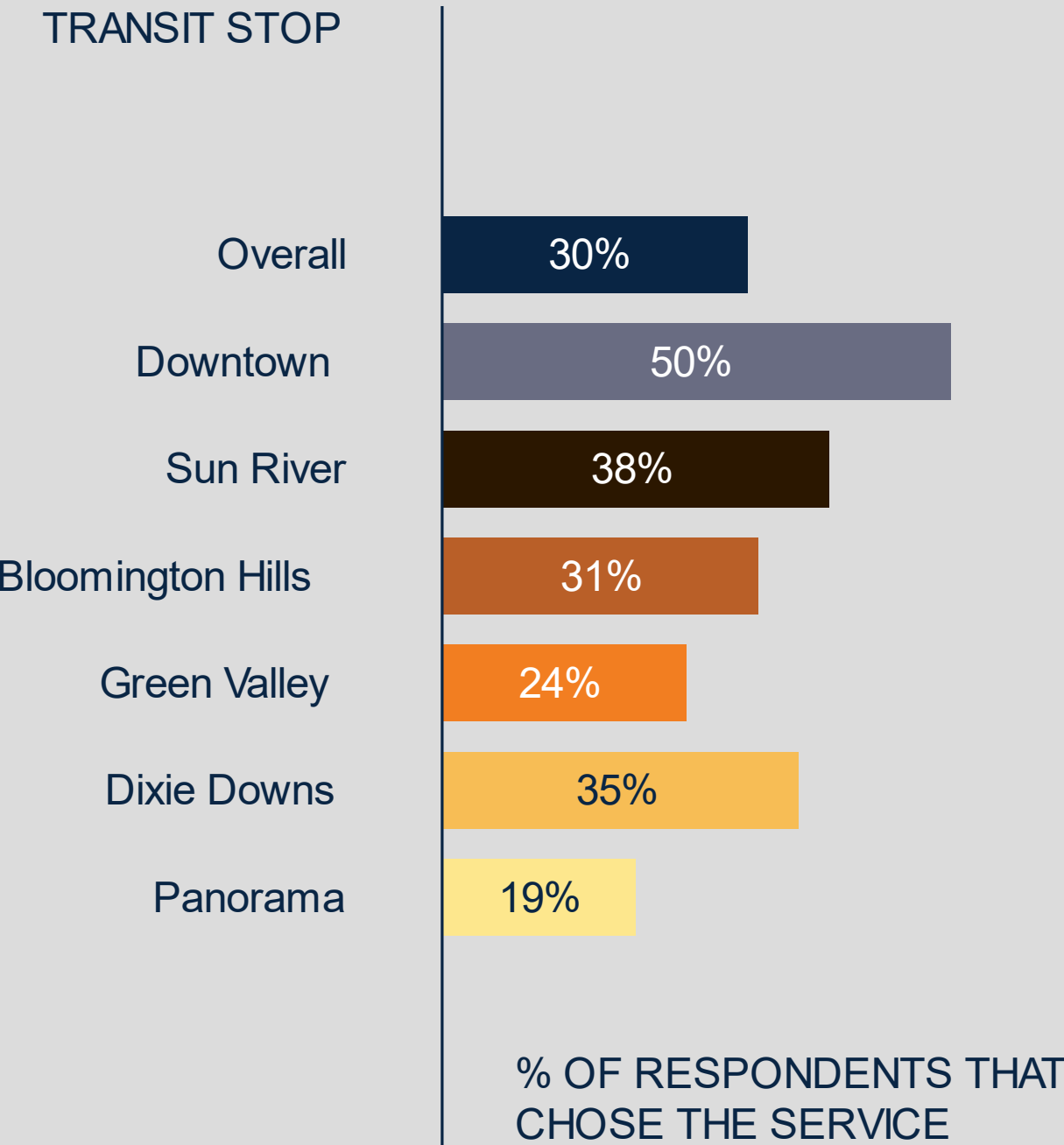
NEIGHBORHOODS



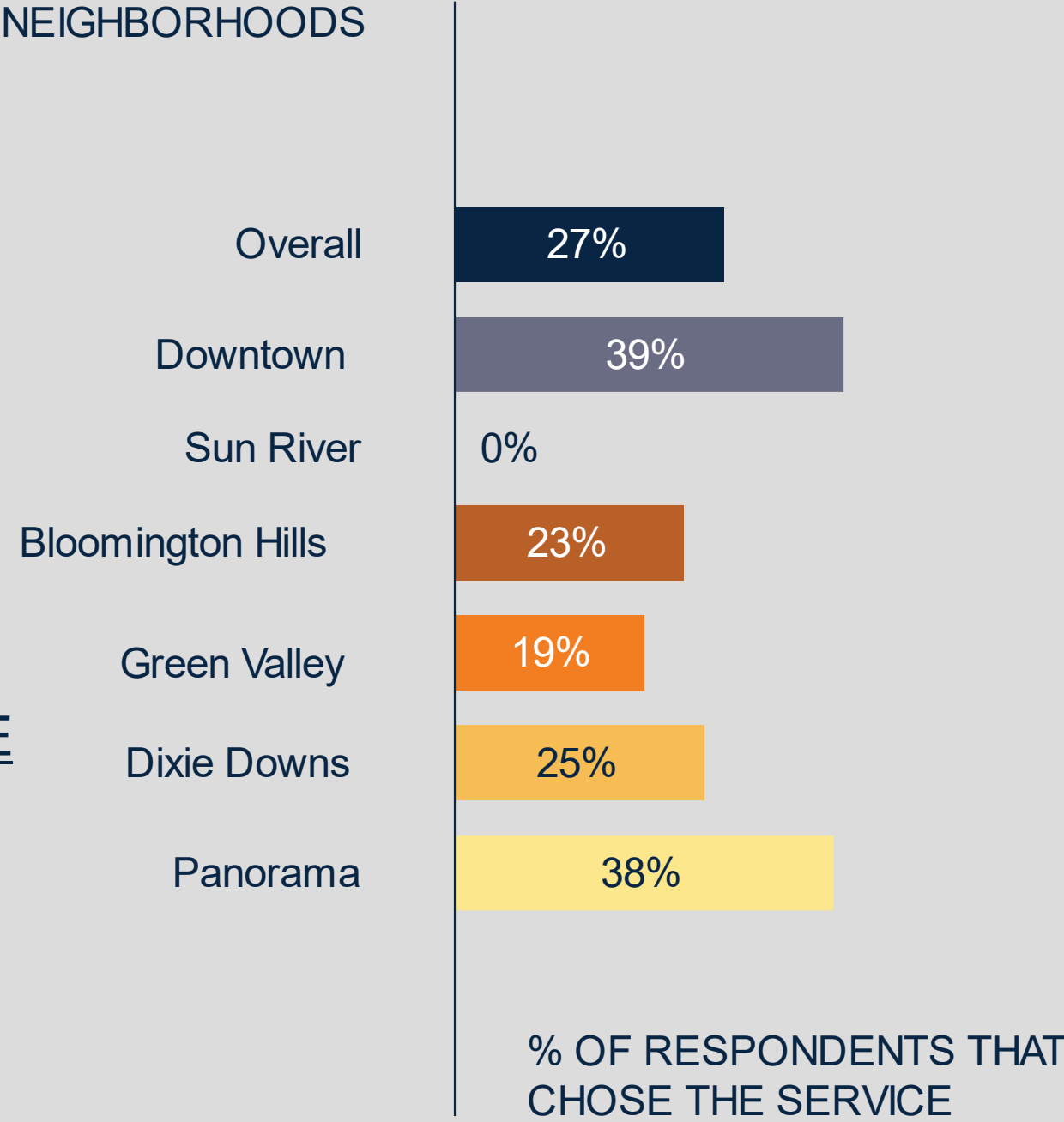
% OF RESPONDENTS THAT  
CHOSE THE SERVICE

# Walkable Services Broken Down by Neighborhood – Other Choices

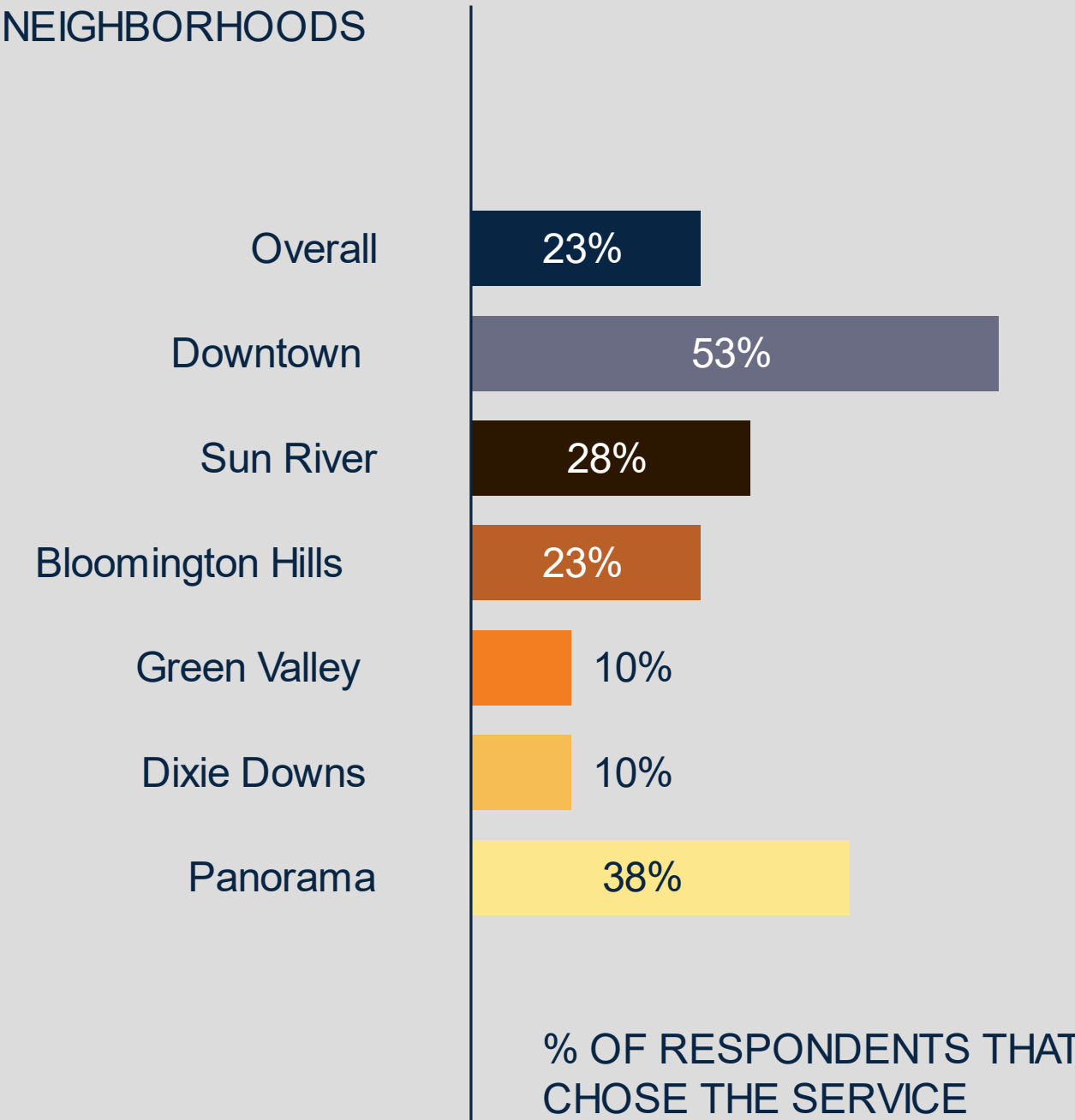
## TRANSIT STOP



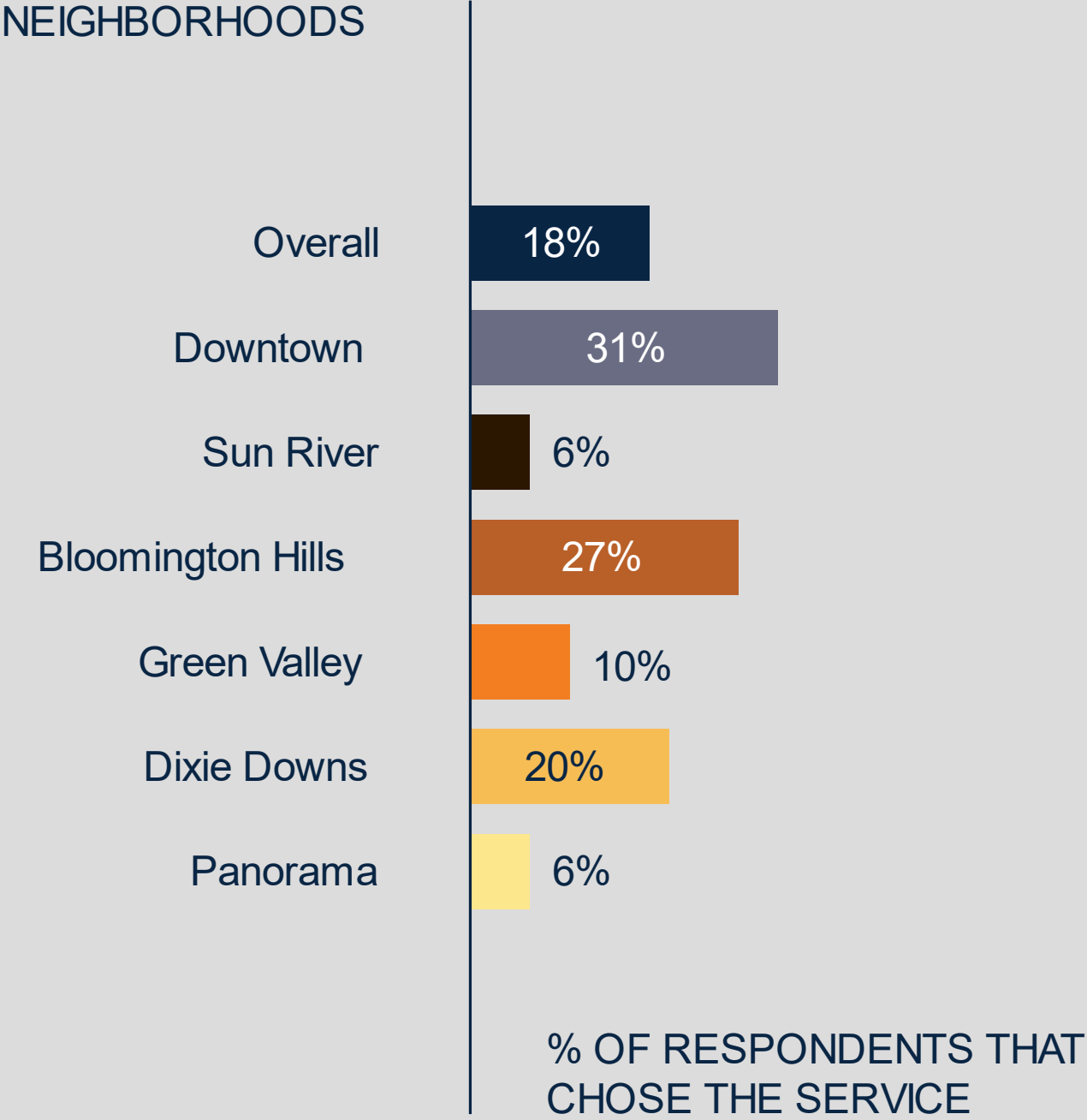
## SCHOOL



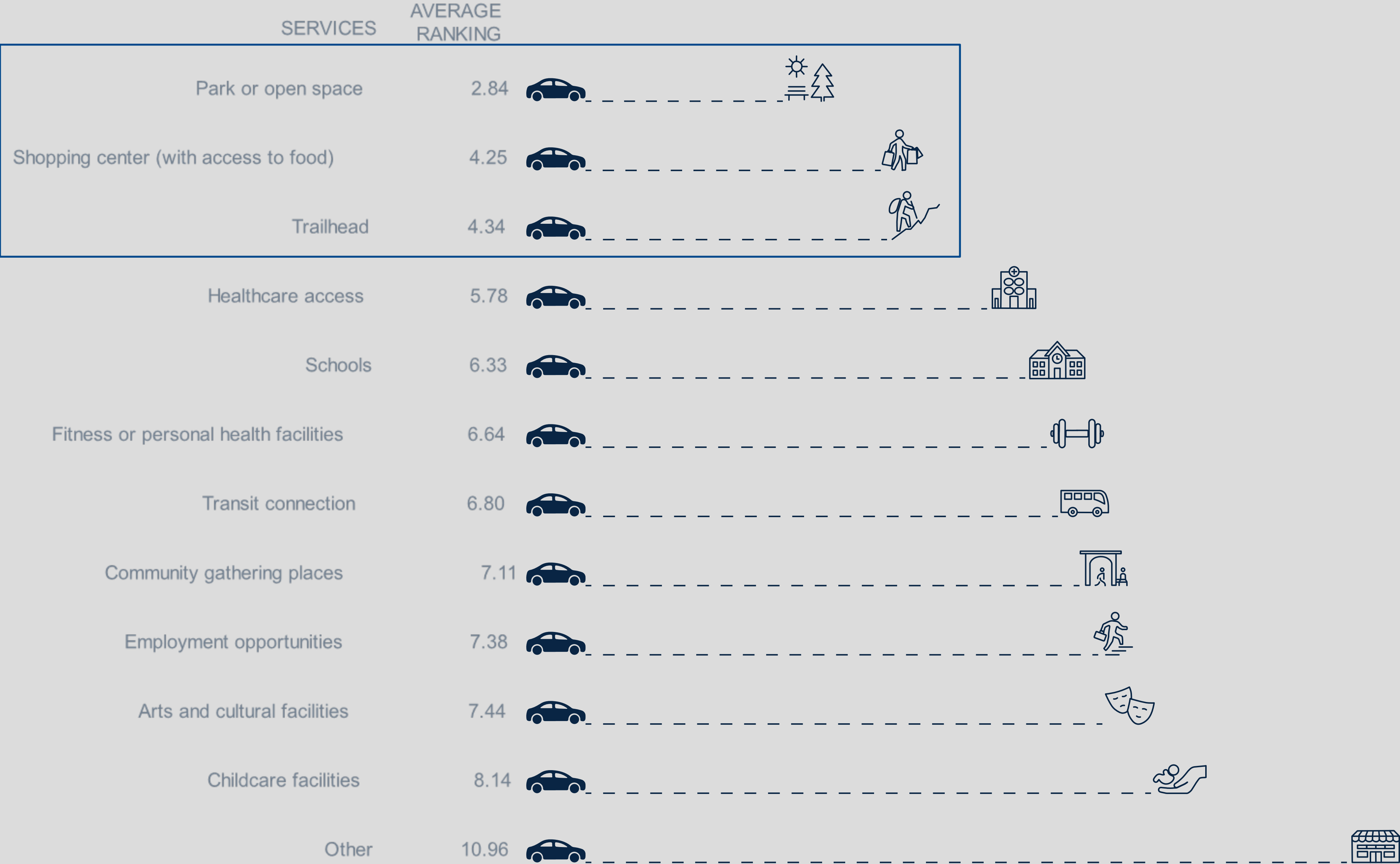
## COMMUNITY MEETING SPACE



## OTHER



# Please prioritize the service you want to be able to reach within a 5 to 10-minute drive/transit ride from your house (dragging list to prioritize items)



# Transit/Drive Accessible Services Broken Down by Neighborhood – Highest Priority



HIGHEST PRIORITY



LOWEST PRIORITY

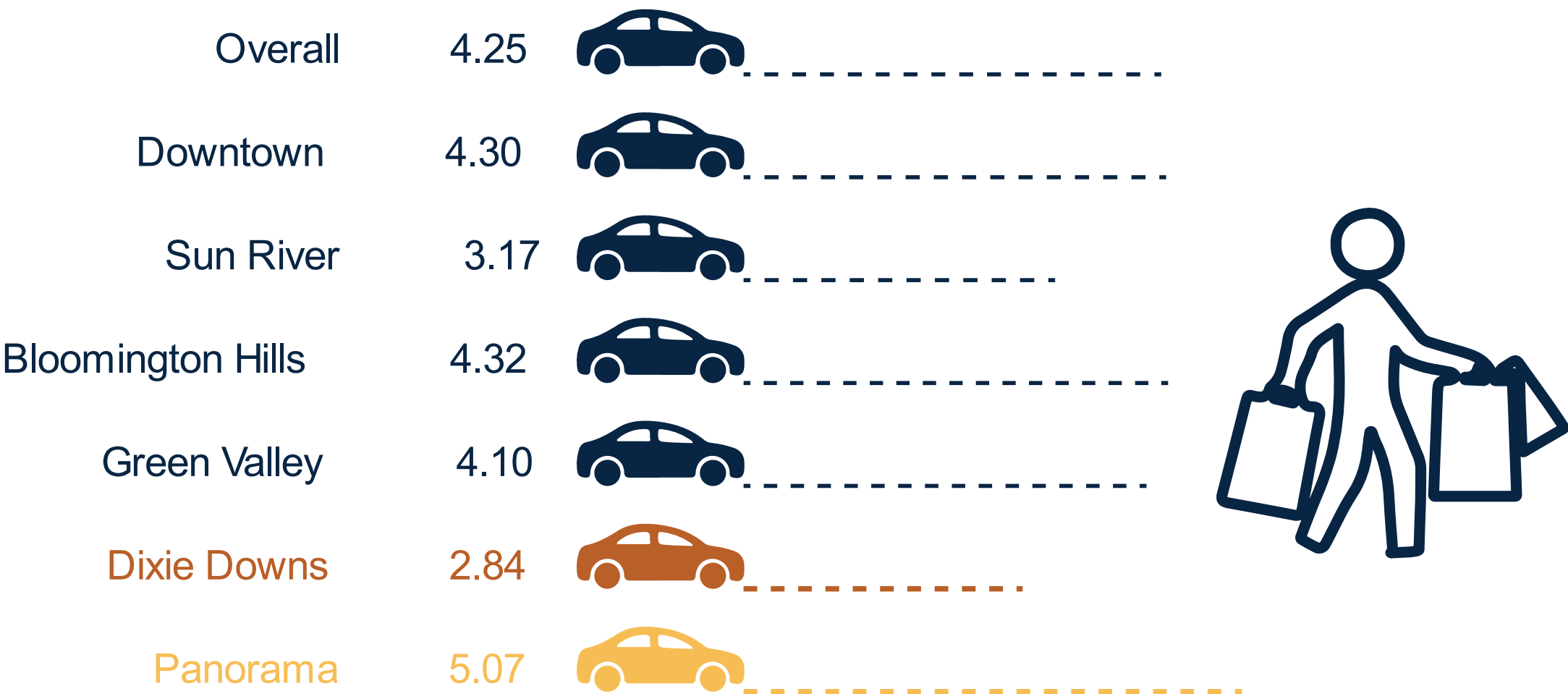


St.George

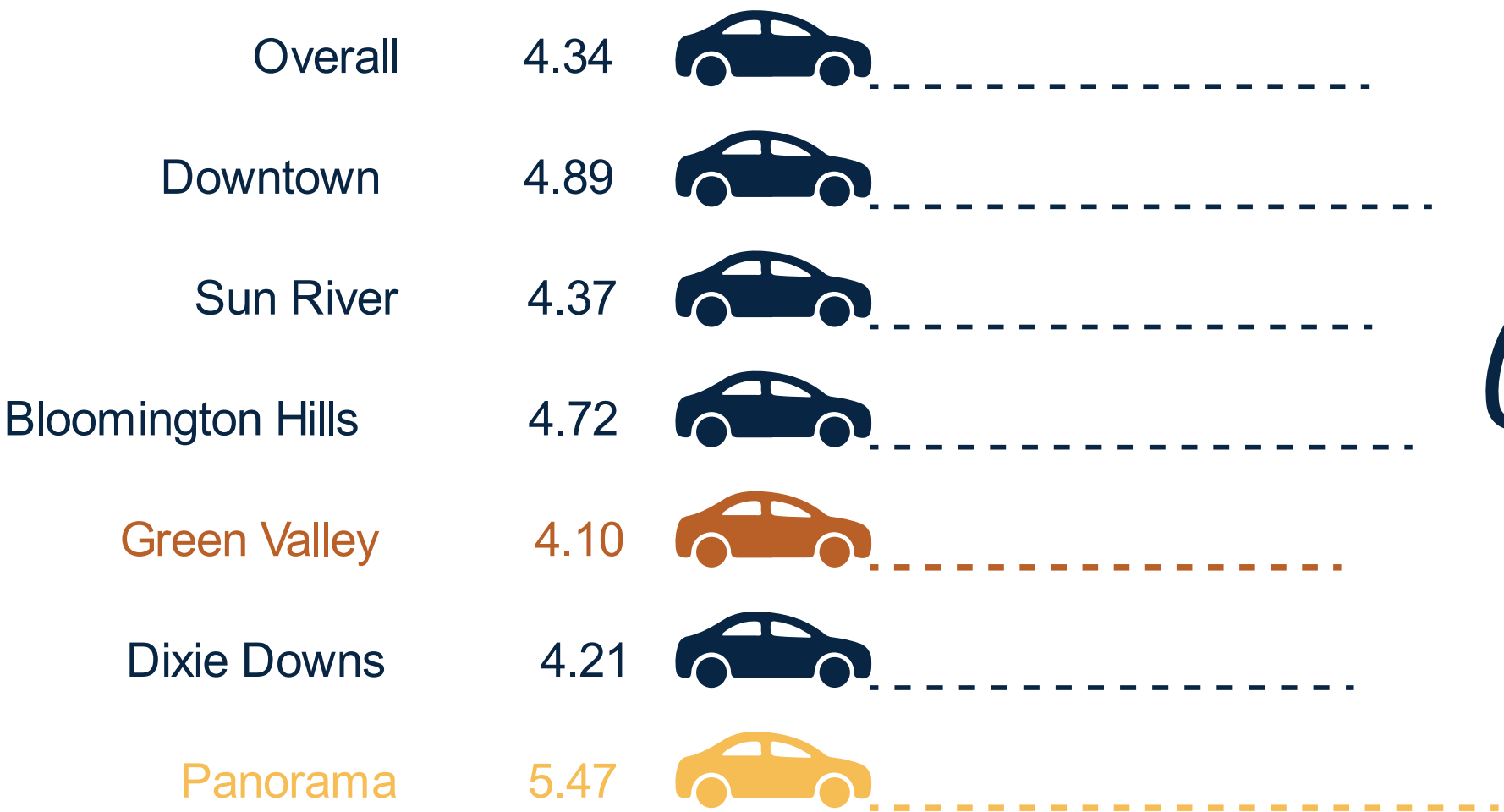
## PARK OR OPEN SPACE



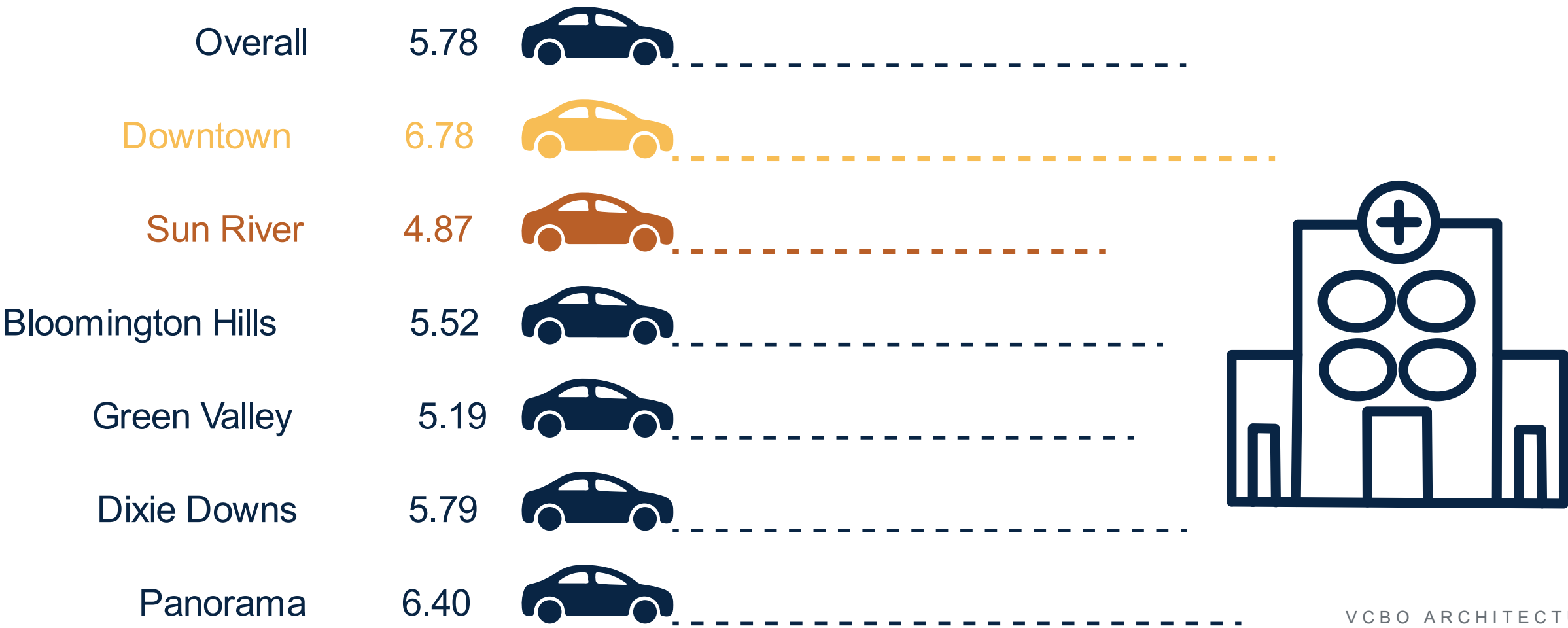
## SHOPPING CENTER (W/ ACCESS TO FOOD)



## TRAILHEAD



## HEALTHCARE ACCESS



# Transit/Drive Accessible Services Broken Down by Neighborhood – Middle Priority

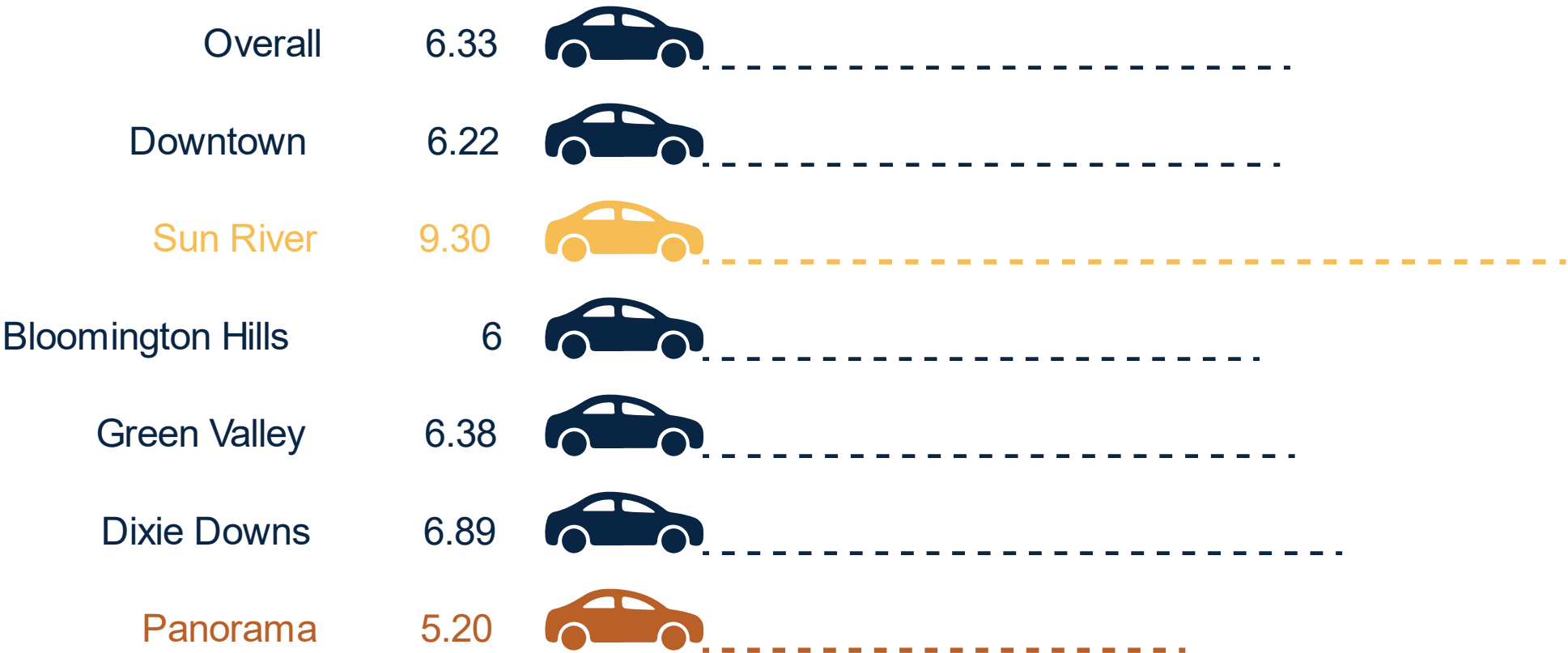


HIGHEST PRIORITY

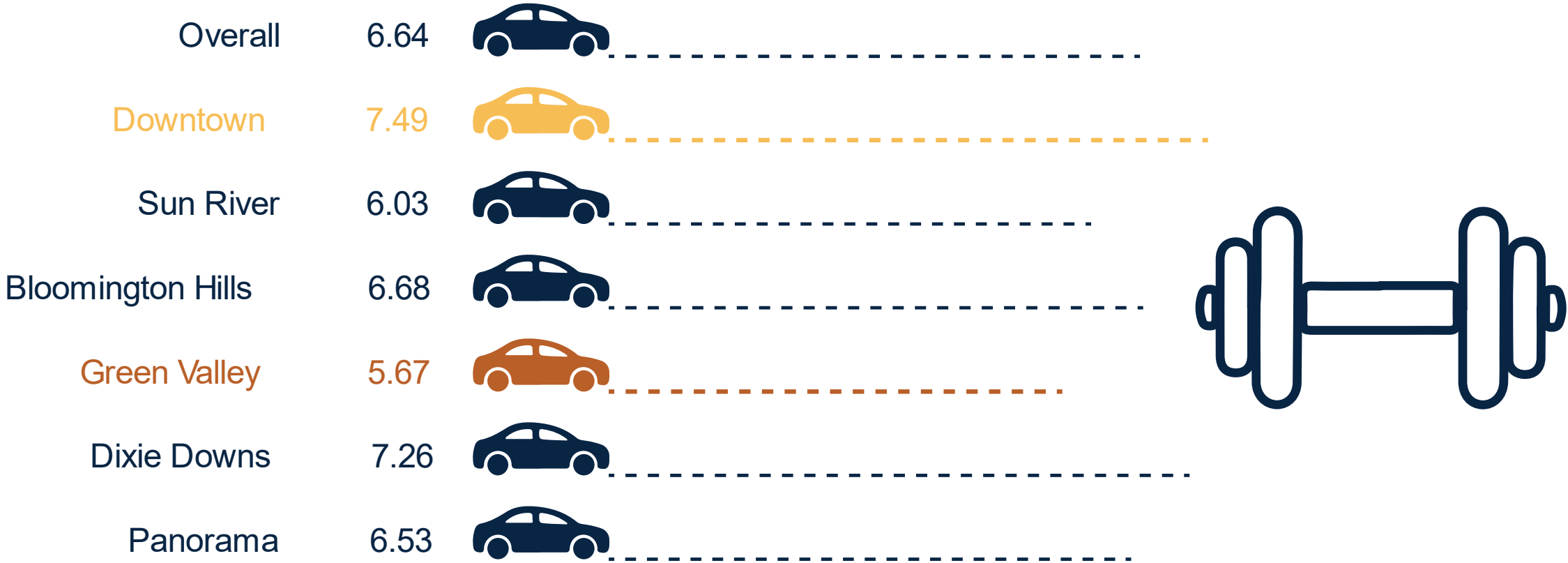


LOWEST PRIORITY

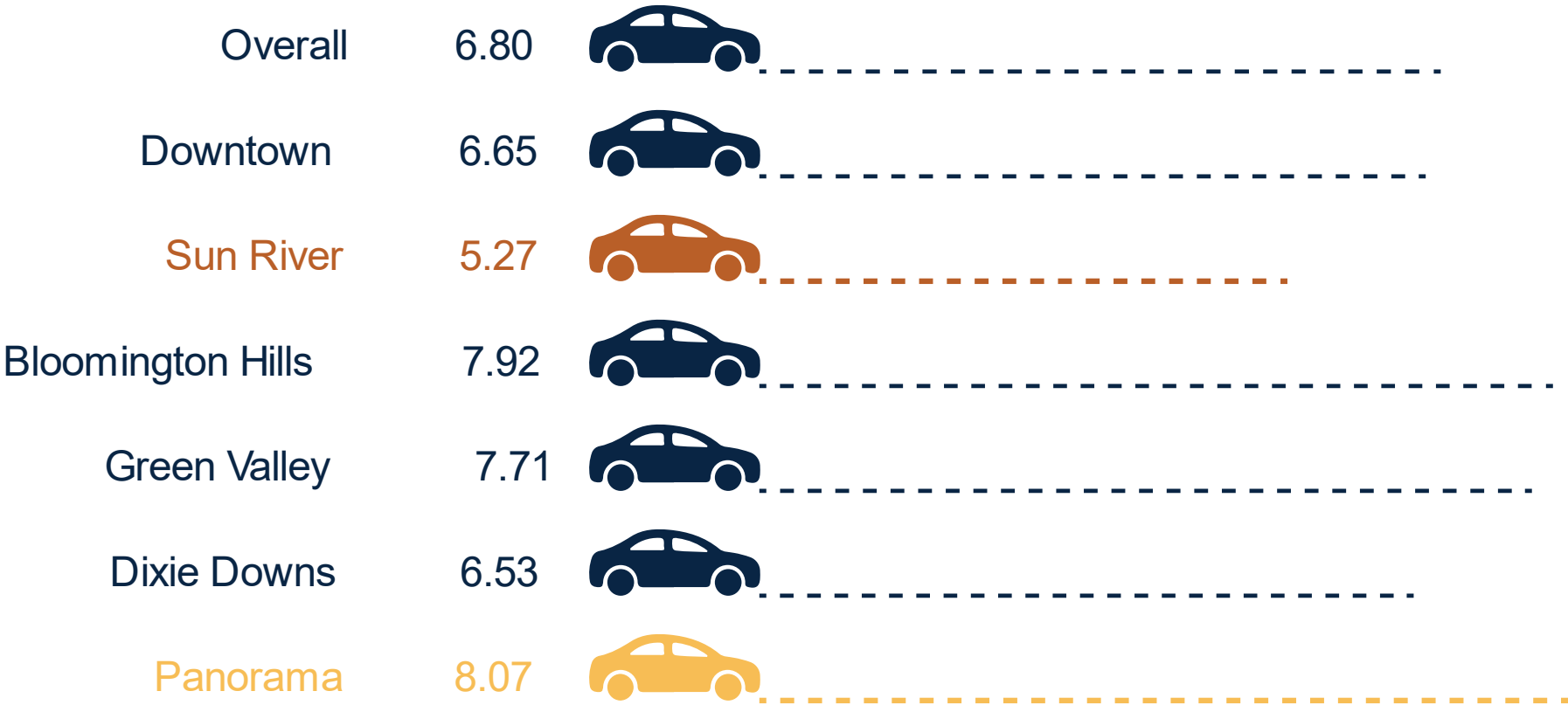
## SCHOOLS



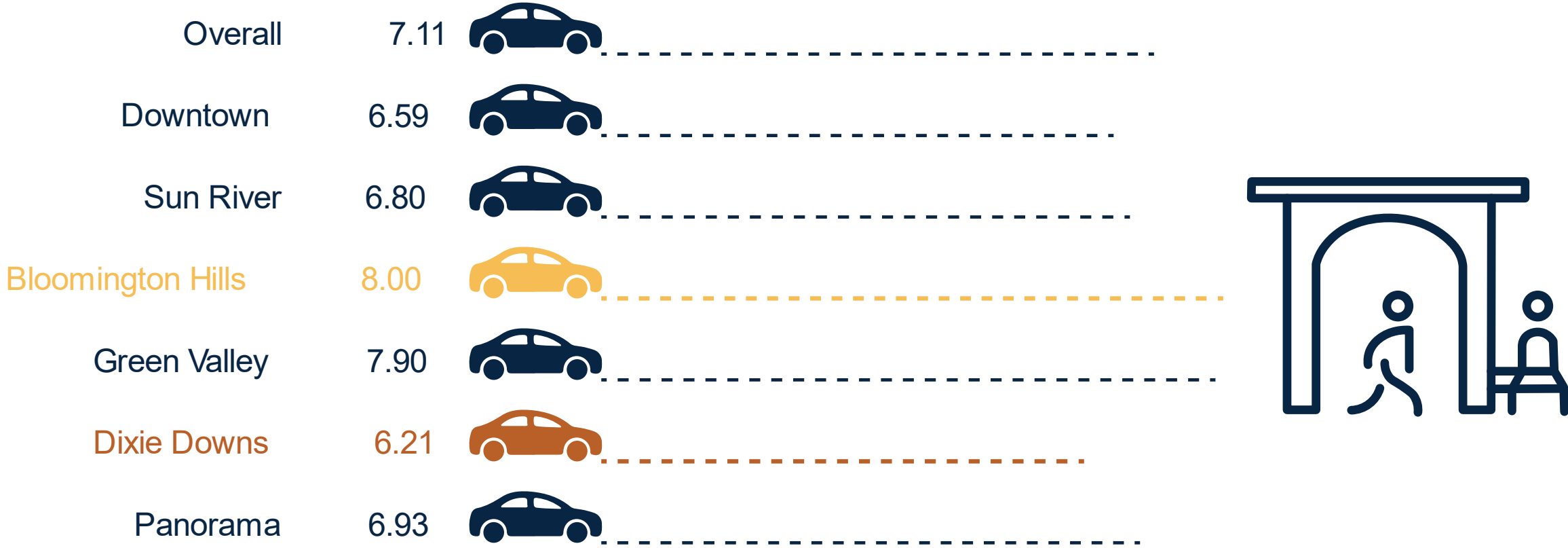
## FITNESS OR PERSONAL HEALTH FACILITIES



## TRANSIT CONNECTION



## COMMUNITY GATHERING PLACES



# Transit/Drive Accessible Services Broken Down by Neighborhood – Lowest Priority



HIGHEST PRIORITY

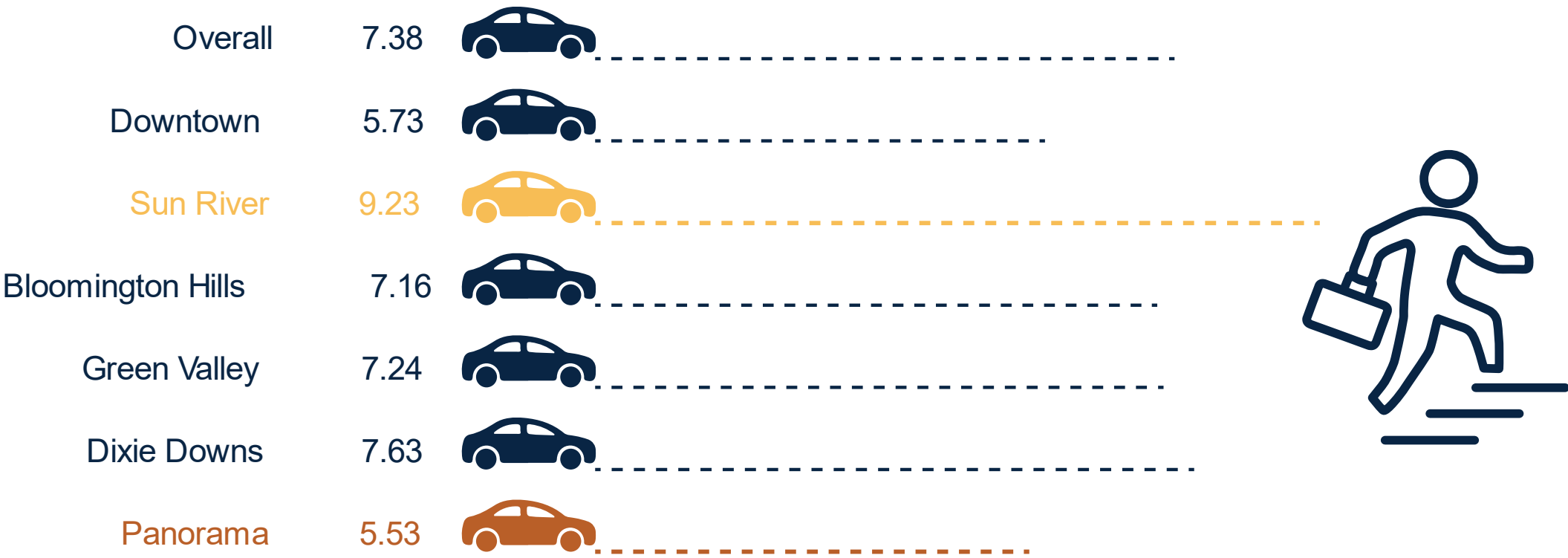


LOWEST PRIORITY

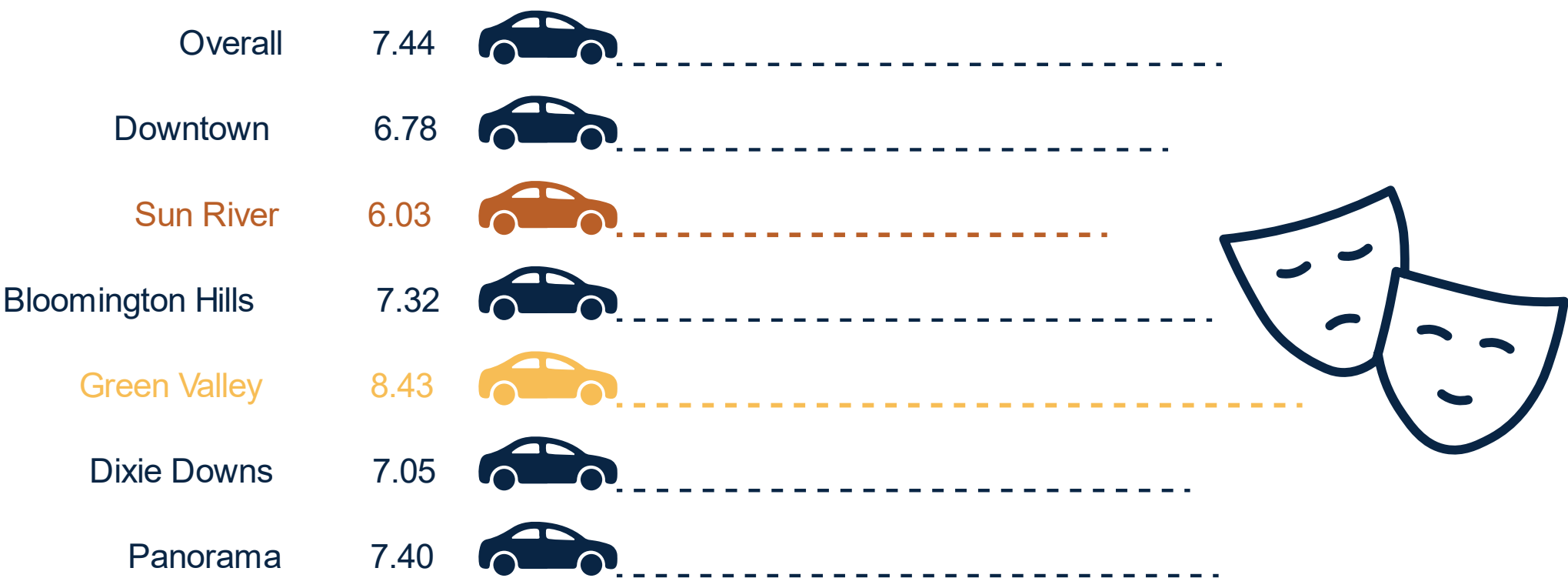


St.George

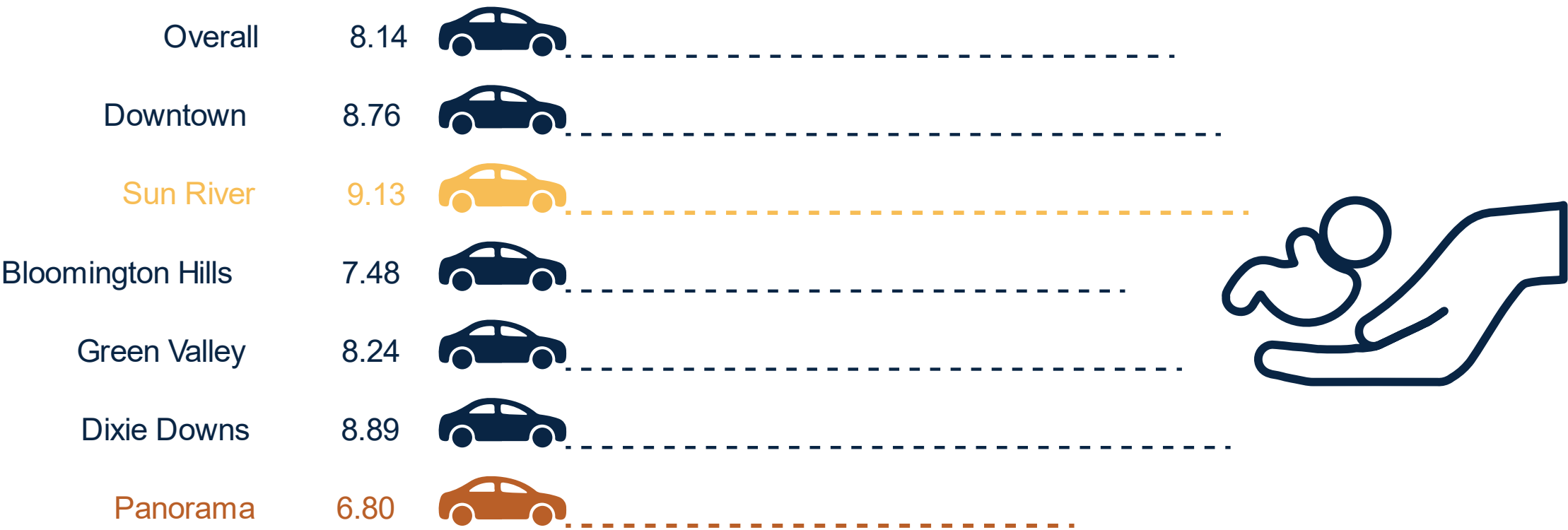
## EMPLOYMENT OPPORTUNITIES



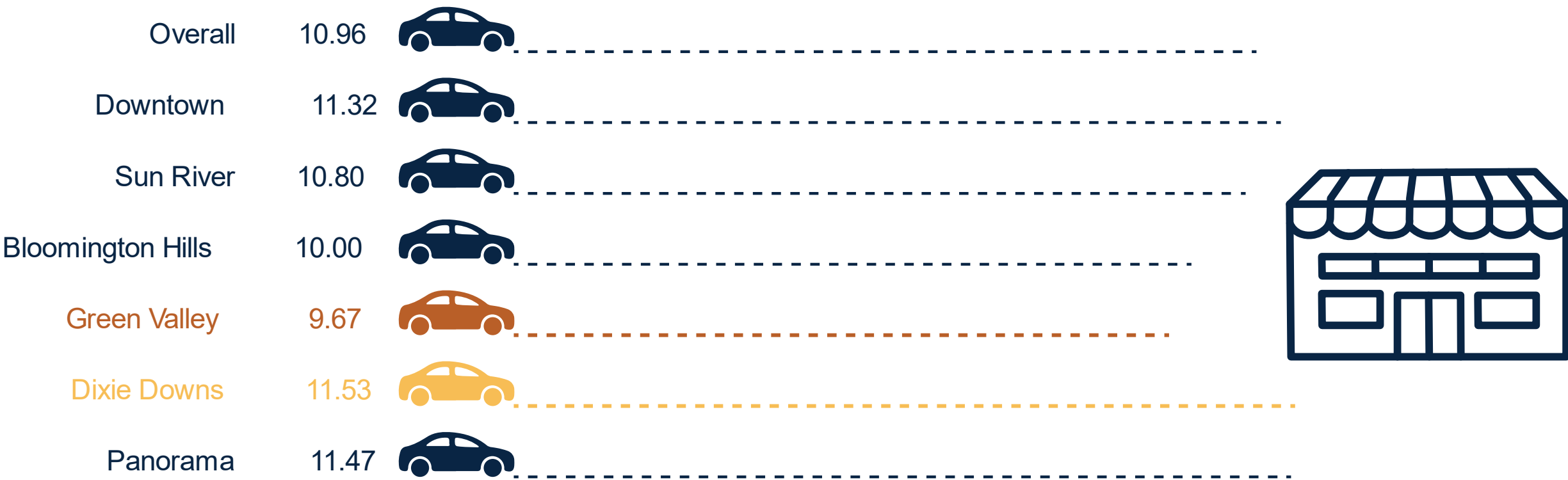
## ARTS AND CULTURAL FACILITIES



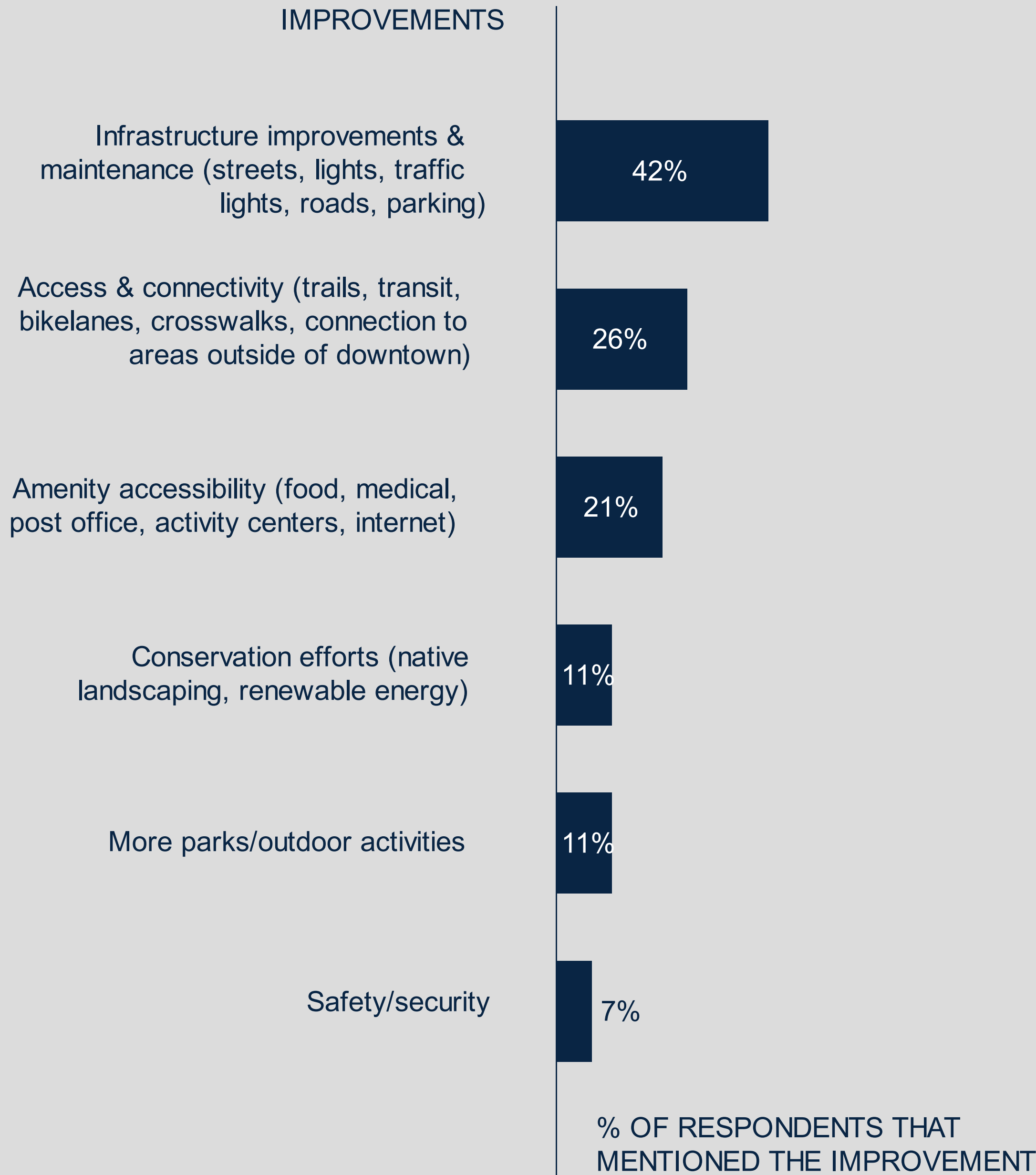
## CHILDCARE FACILITIES



## OTHER



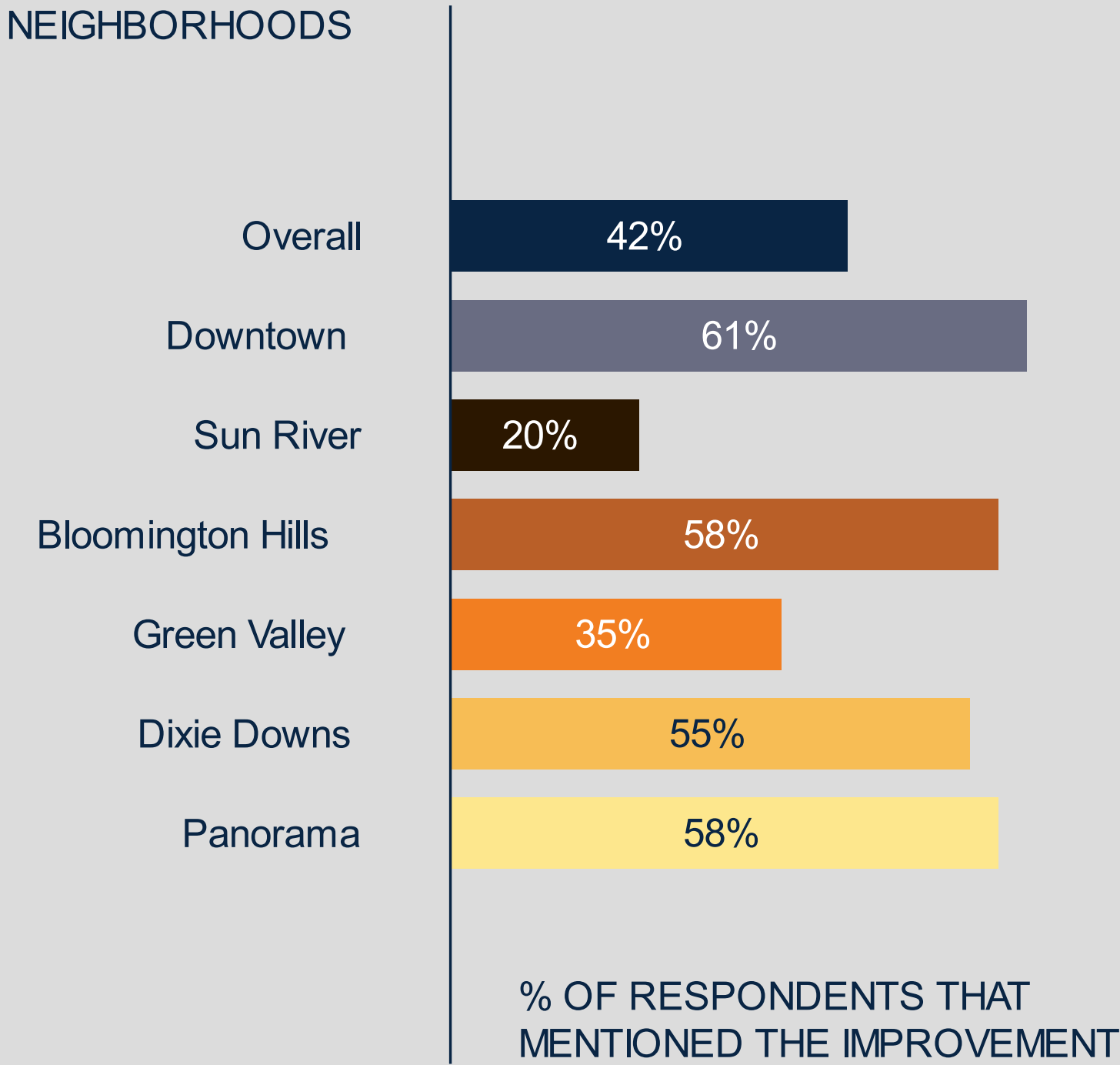
# Using three keywords or phrases, what could be improved within your neighborhood? (fill in the blank)



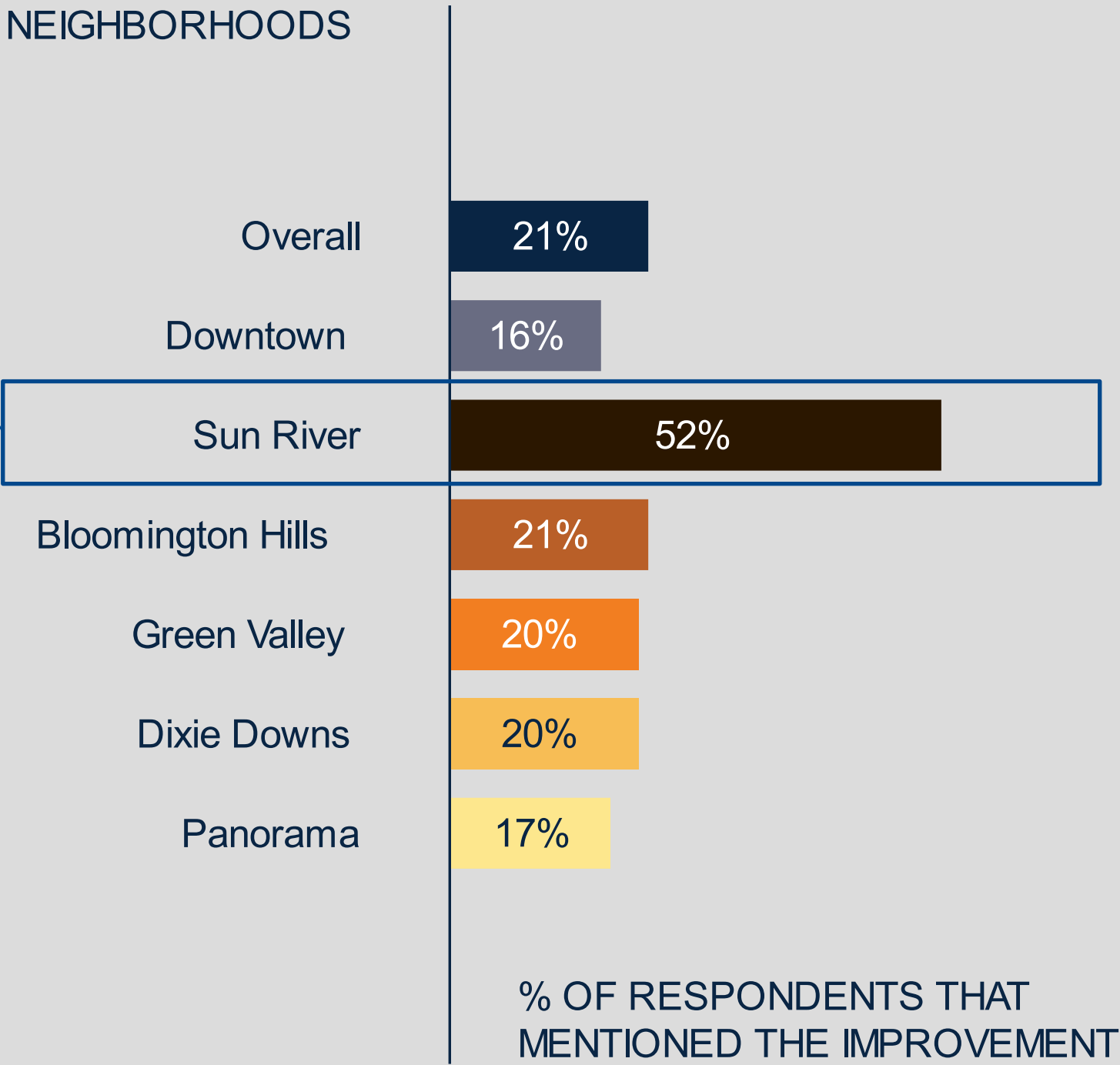
# Improvements Broken Down by Neighborhood – Top Improvements

Consider outliers that may help show where certain services/amenities are lacking.

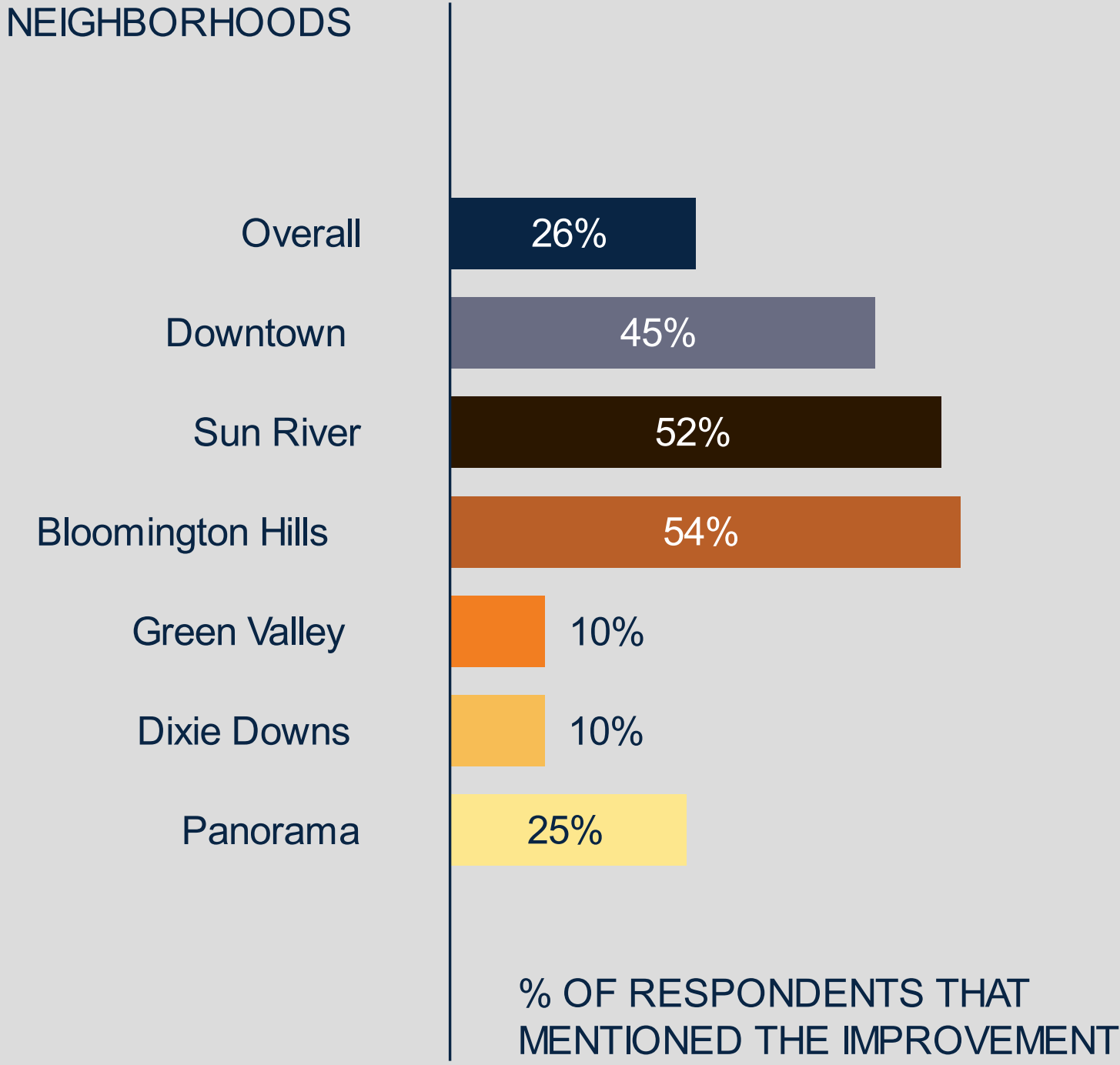
## INFRASTRUCTURE IMPROVEMENTS & MAINTENANCE



## AMENITY ACCESSIBILITY



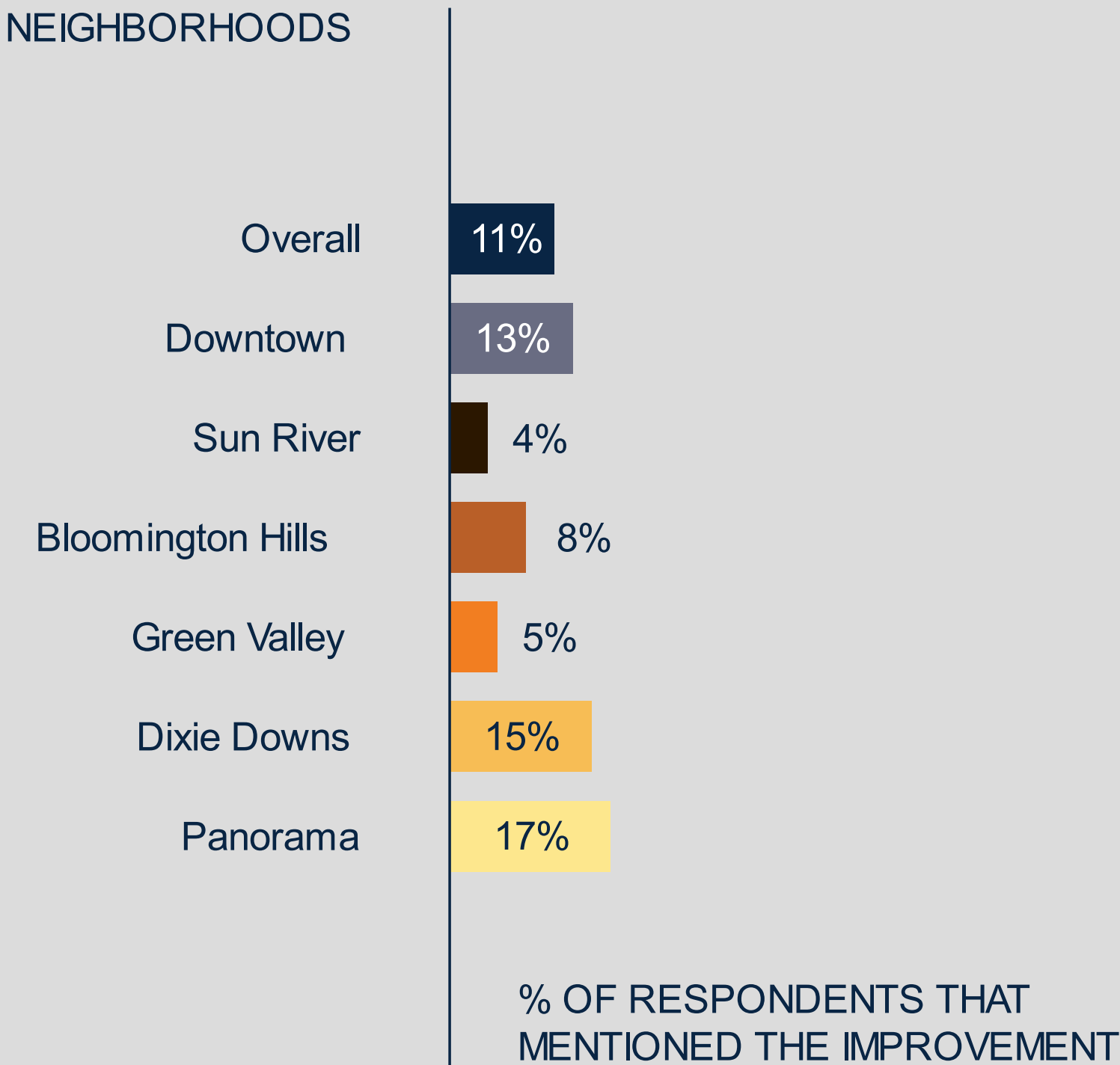
## ACCESS & CONNECTIVITY



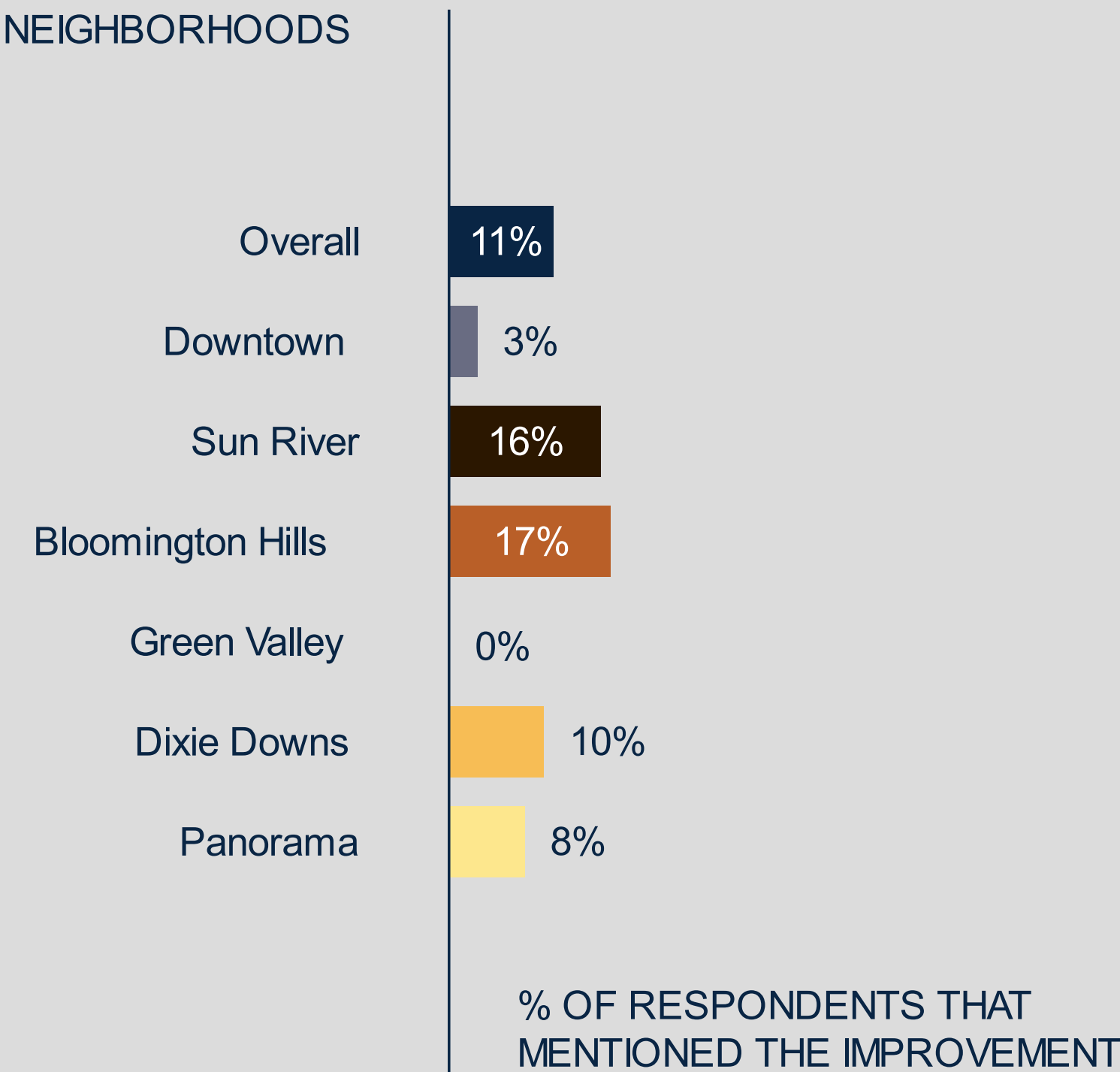
# Improvements Broken Down by Neighborhood – Other Improvements



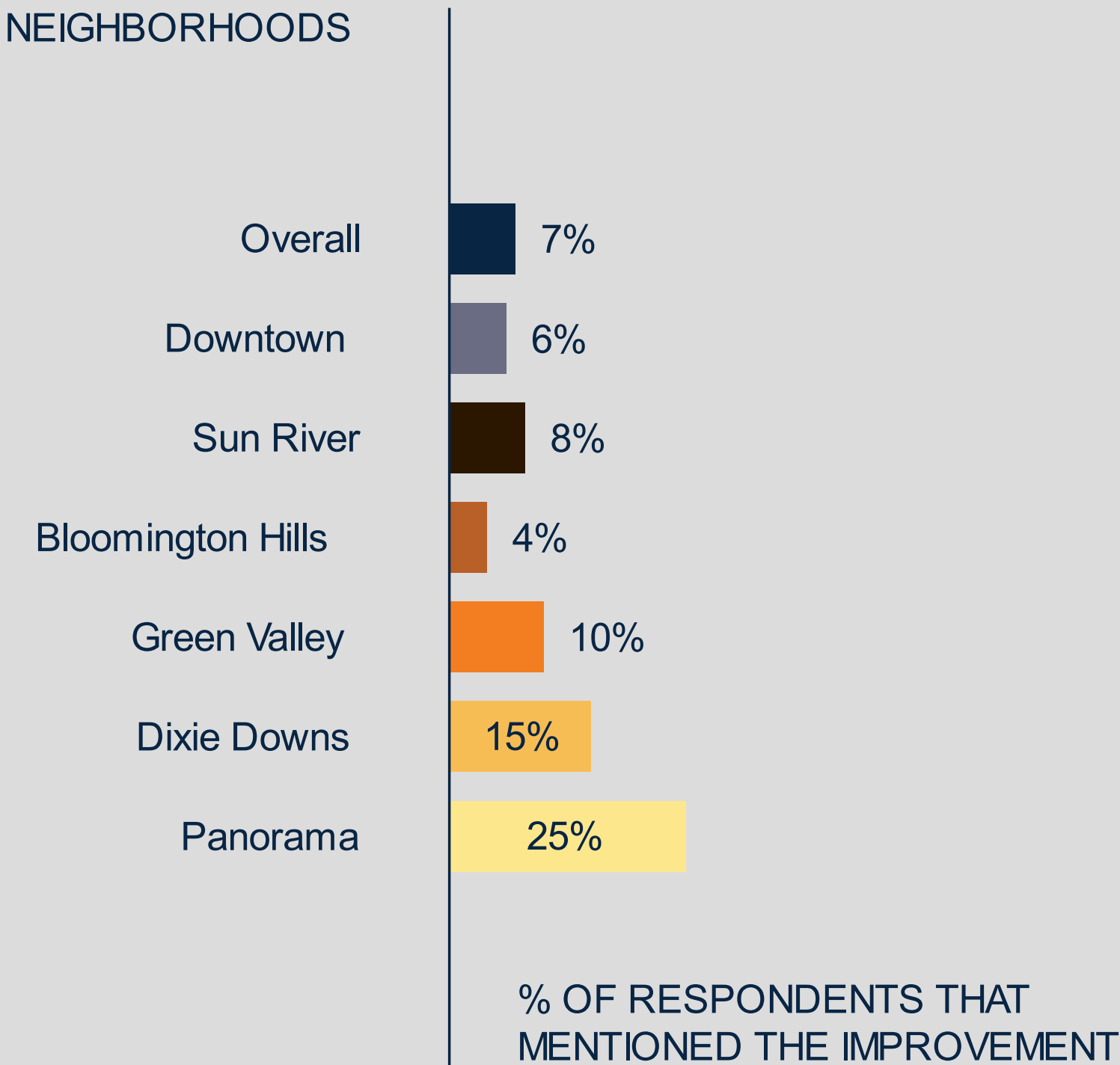
## CONSERVATION EFFORTS

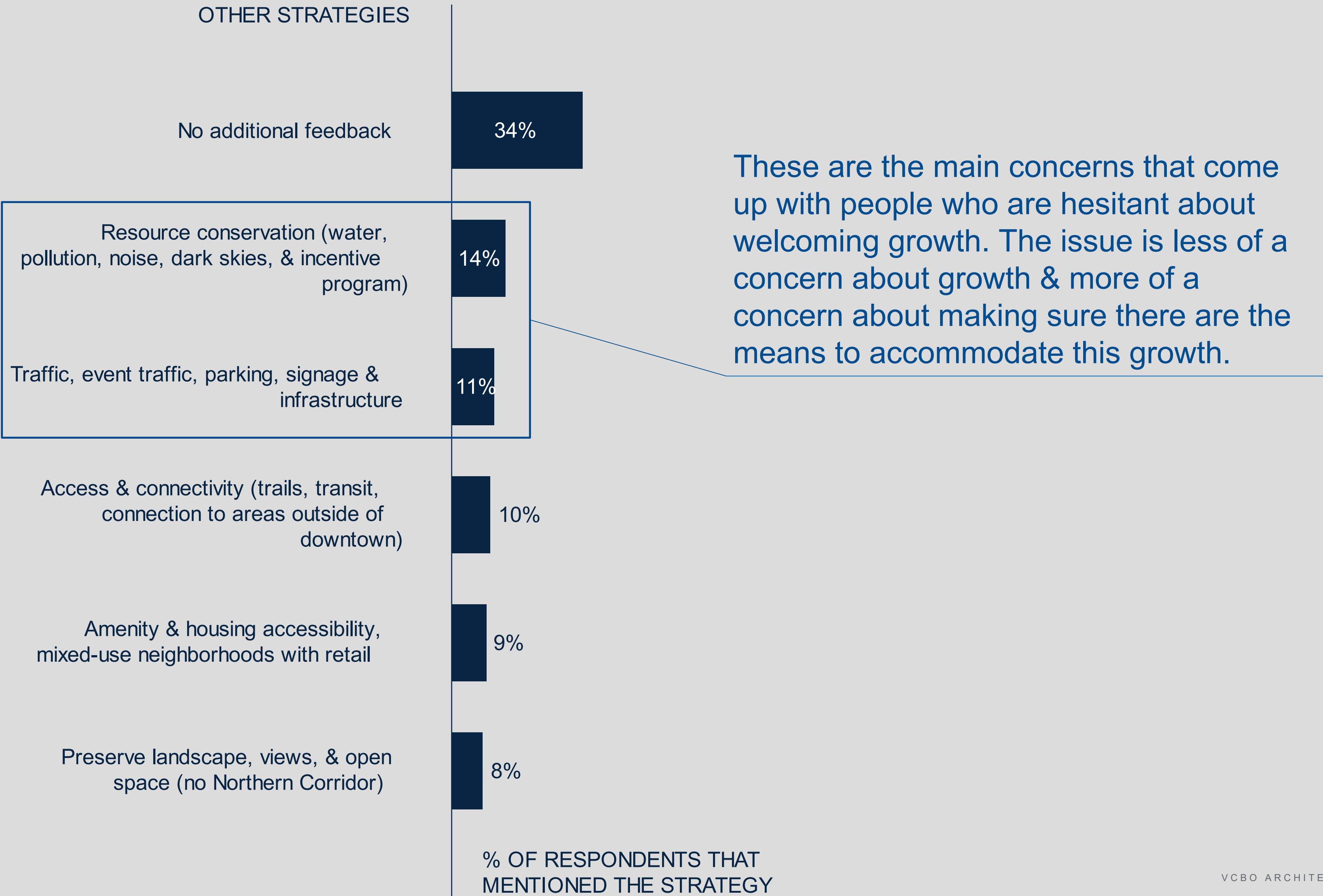


## MORE PARKS/OUTDOOR ACTIVITIES



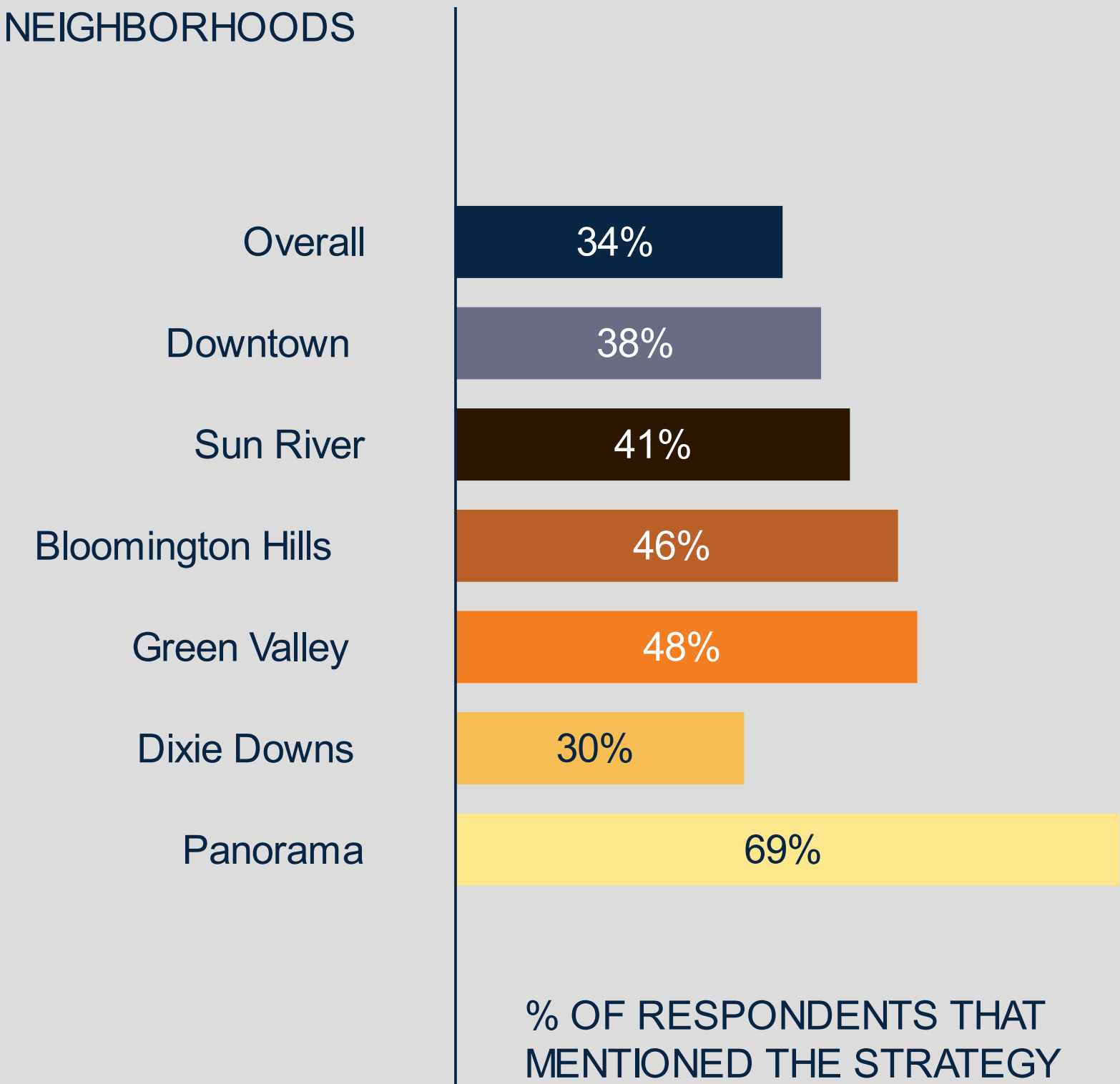
## SAFETY/SECURITY



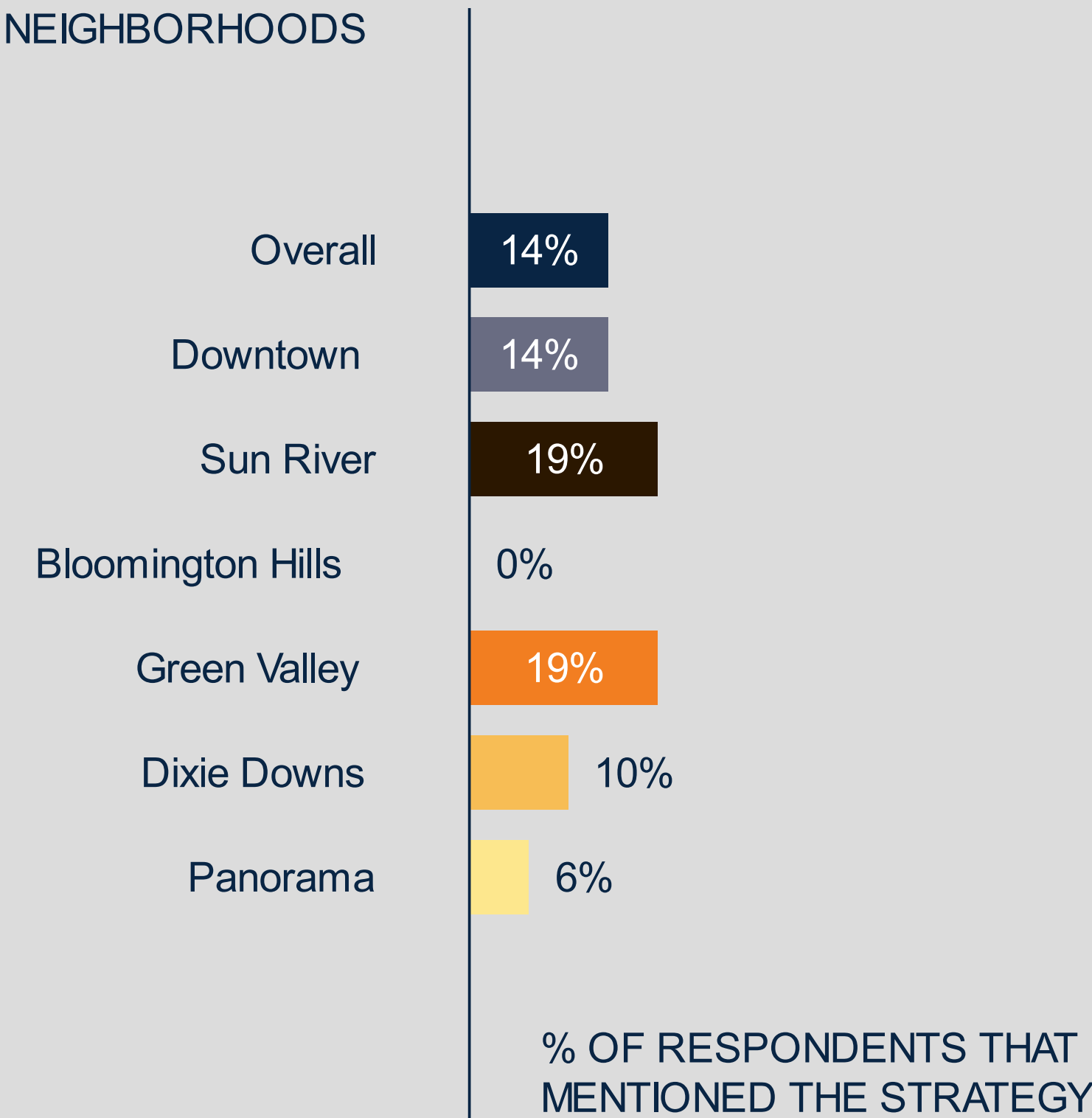


# Other Strategies Broken Down by Neighborhood – Top Strategies

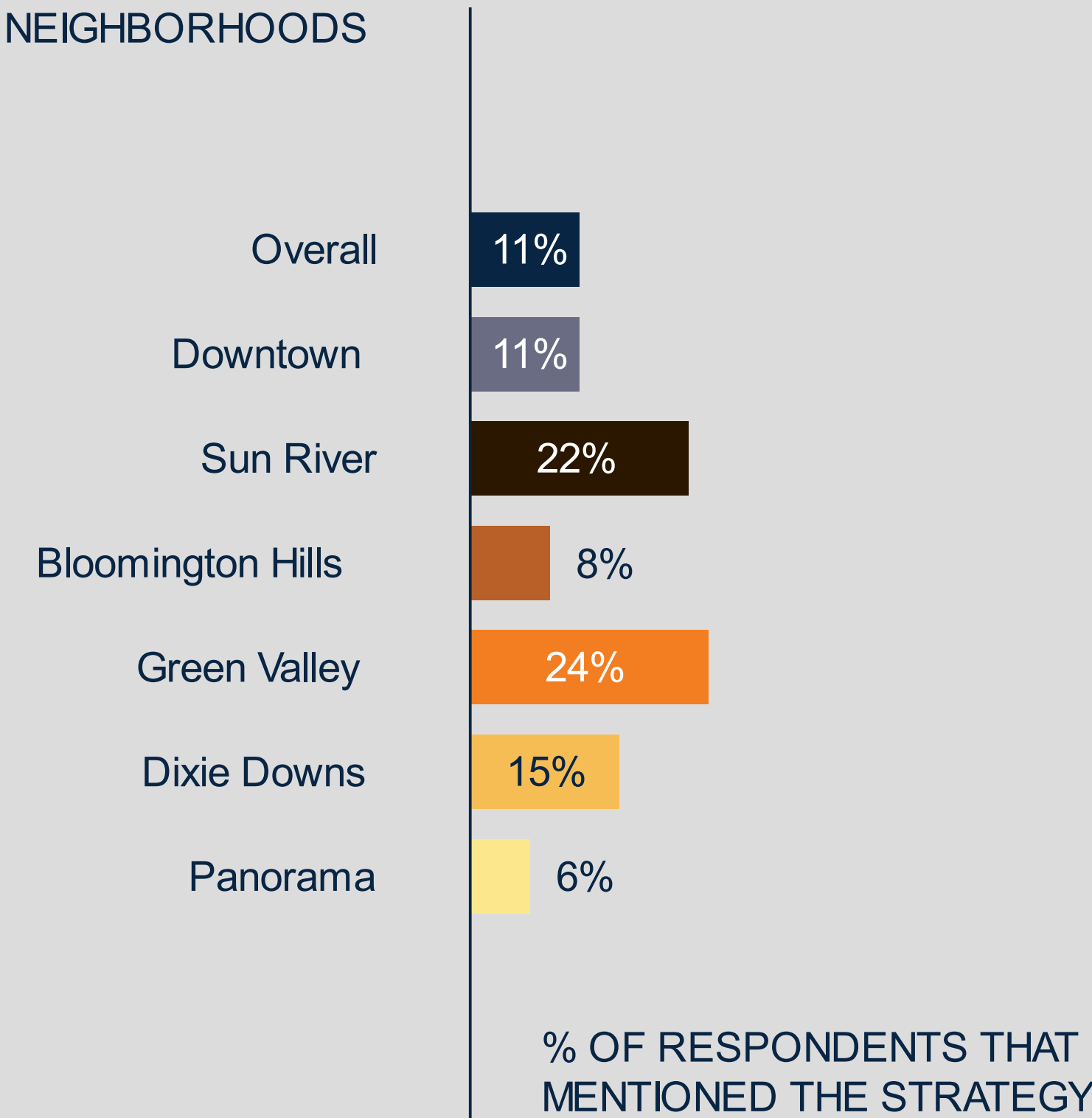
## NO ADDITIONAL FEEDBACK



## RESOURCE CONSERVATION

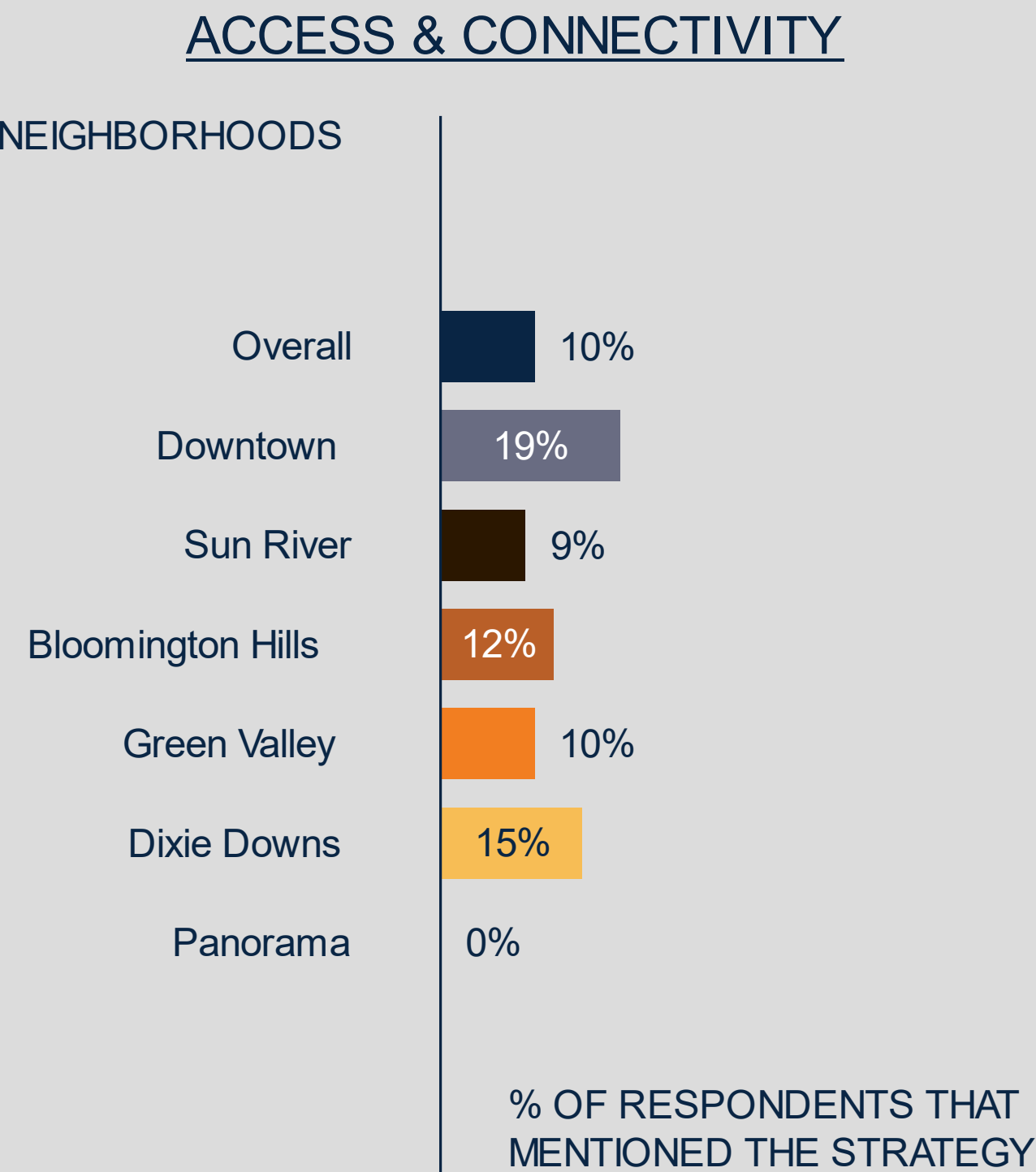


## TRAFFIC & INFRASTRUCTURE

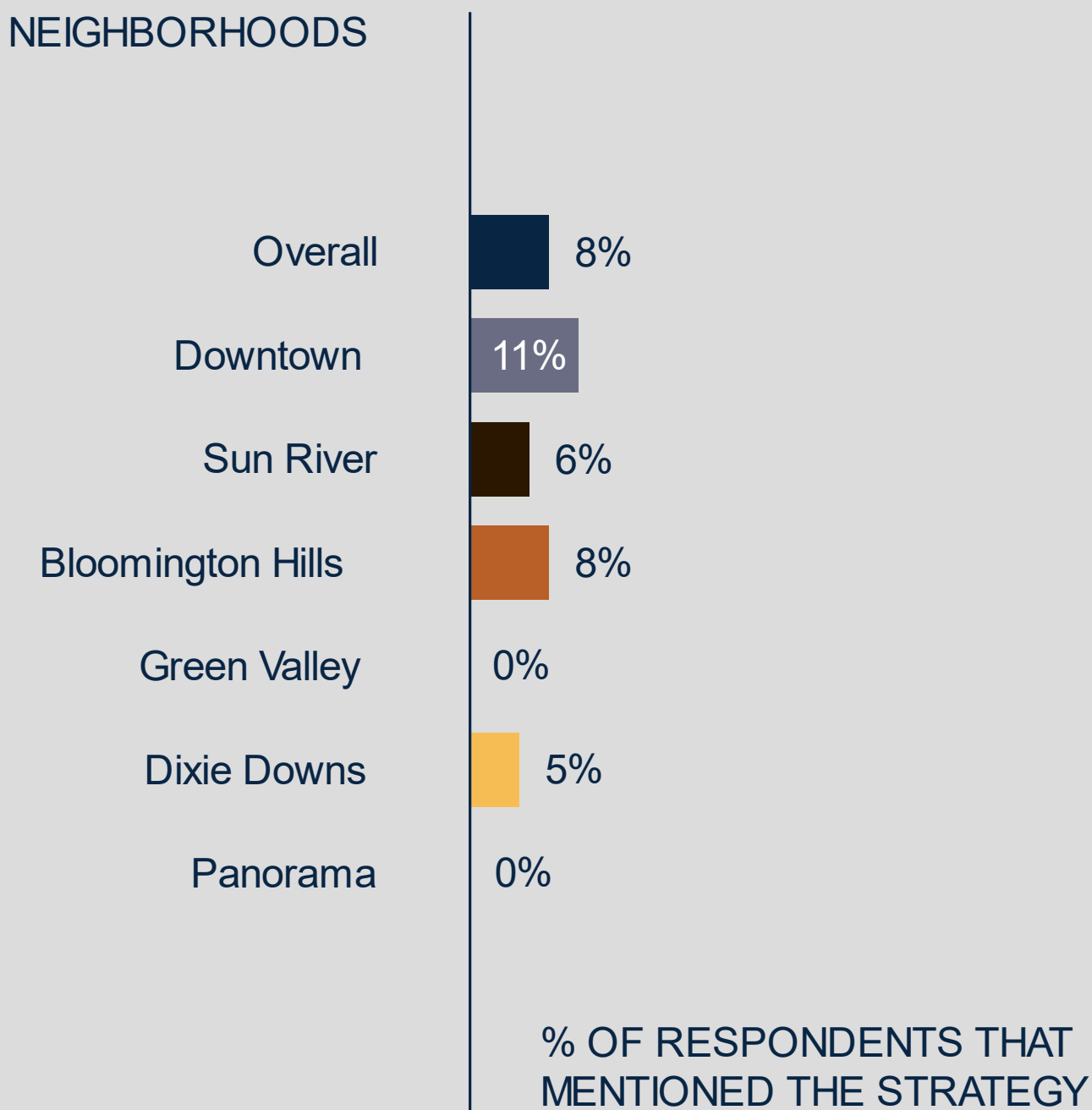


# Other Strategies Broken Down by Neighborhood – Other Strategies

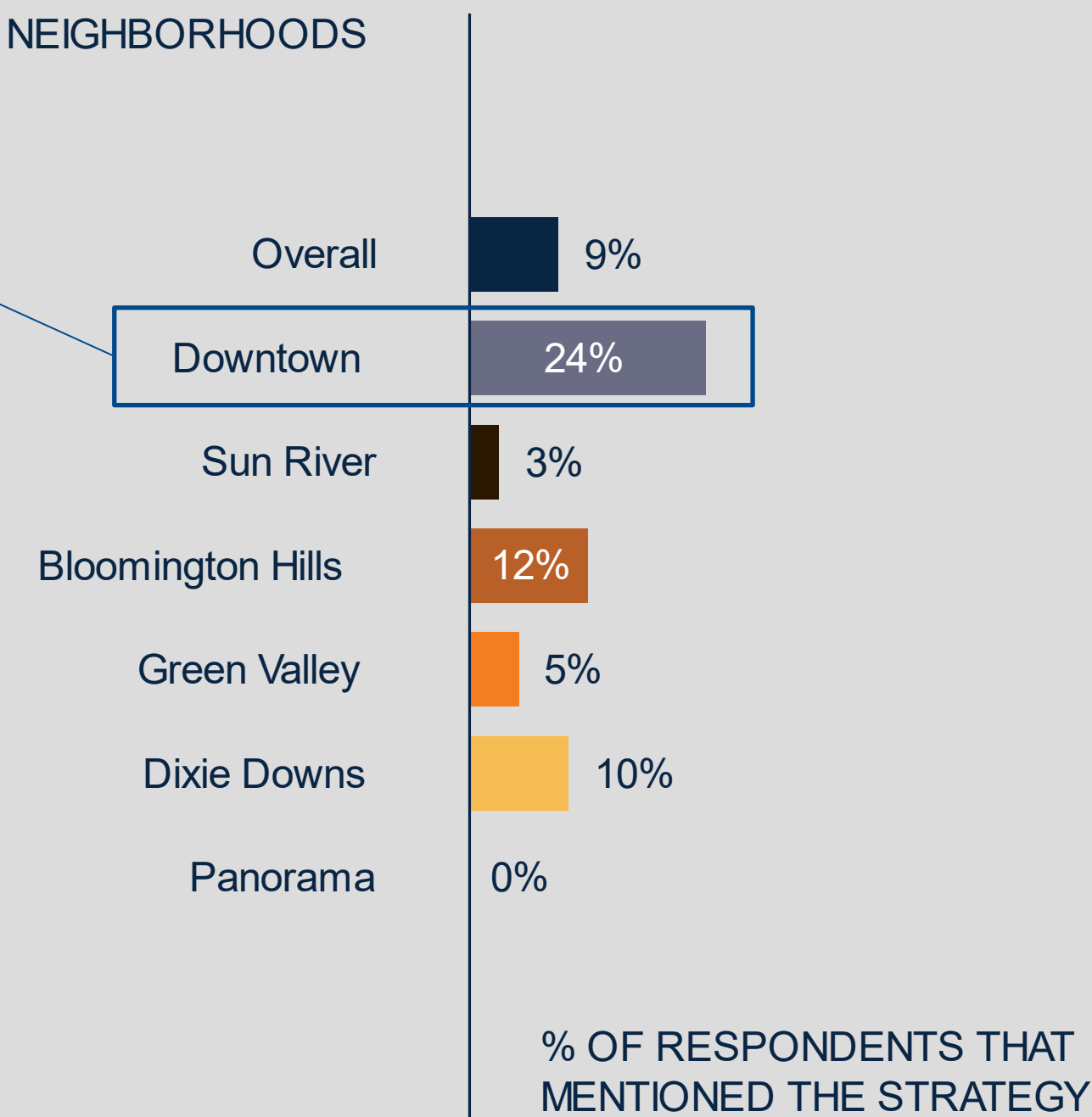
The comments here primarily revolve around the need for more affordable housing for service workers in the downtown area.



LAND, VIEWS, & OPEN SPACE PRESERVATION



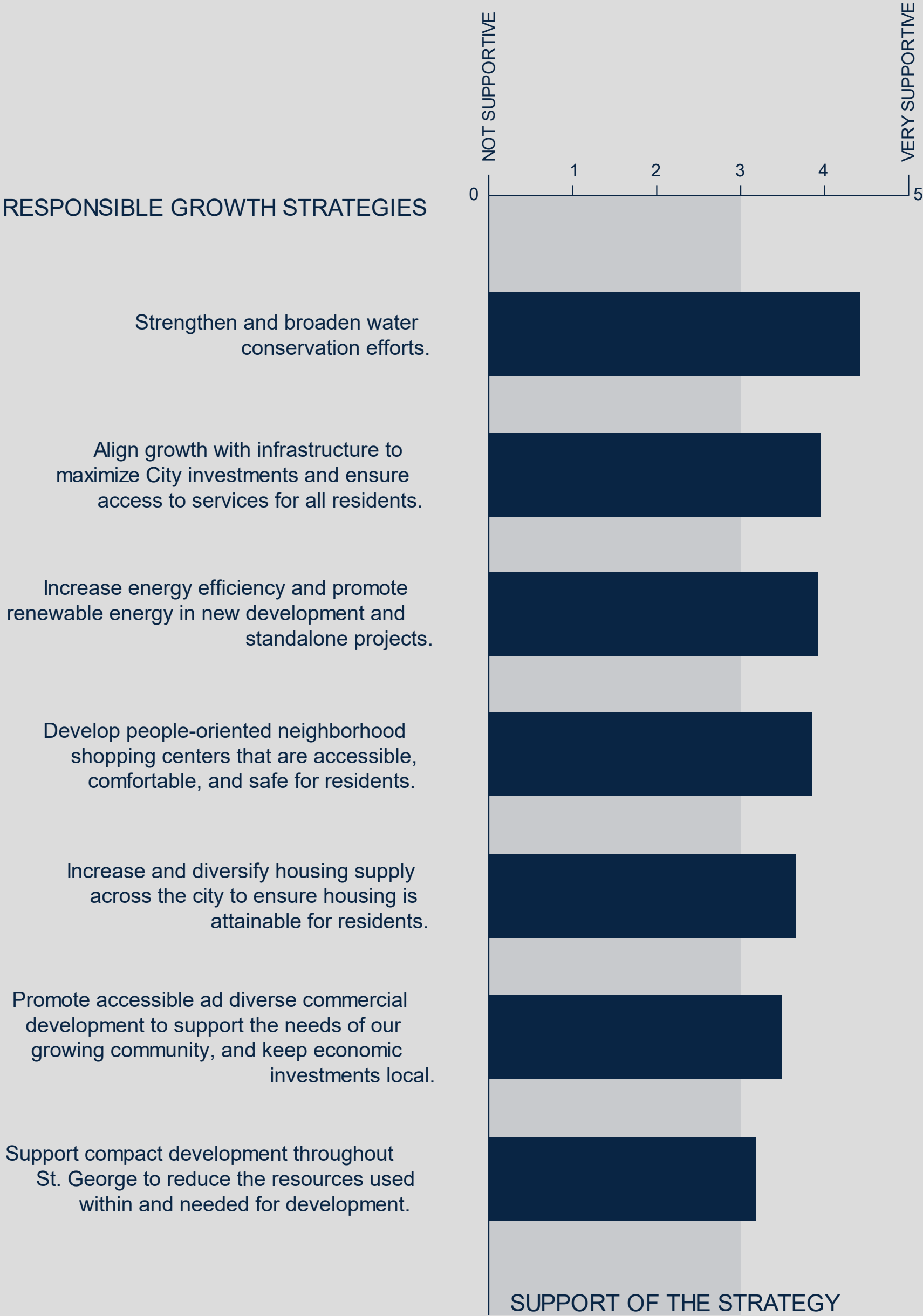
AMENITY & HOUSING ACCESSIBILITY



# Survey Results – Responsible Growth



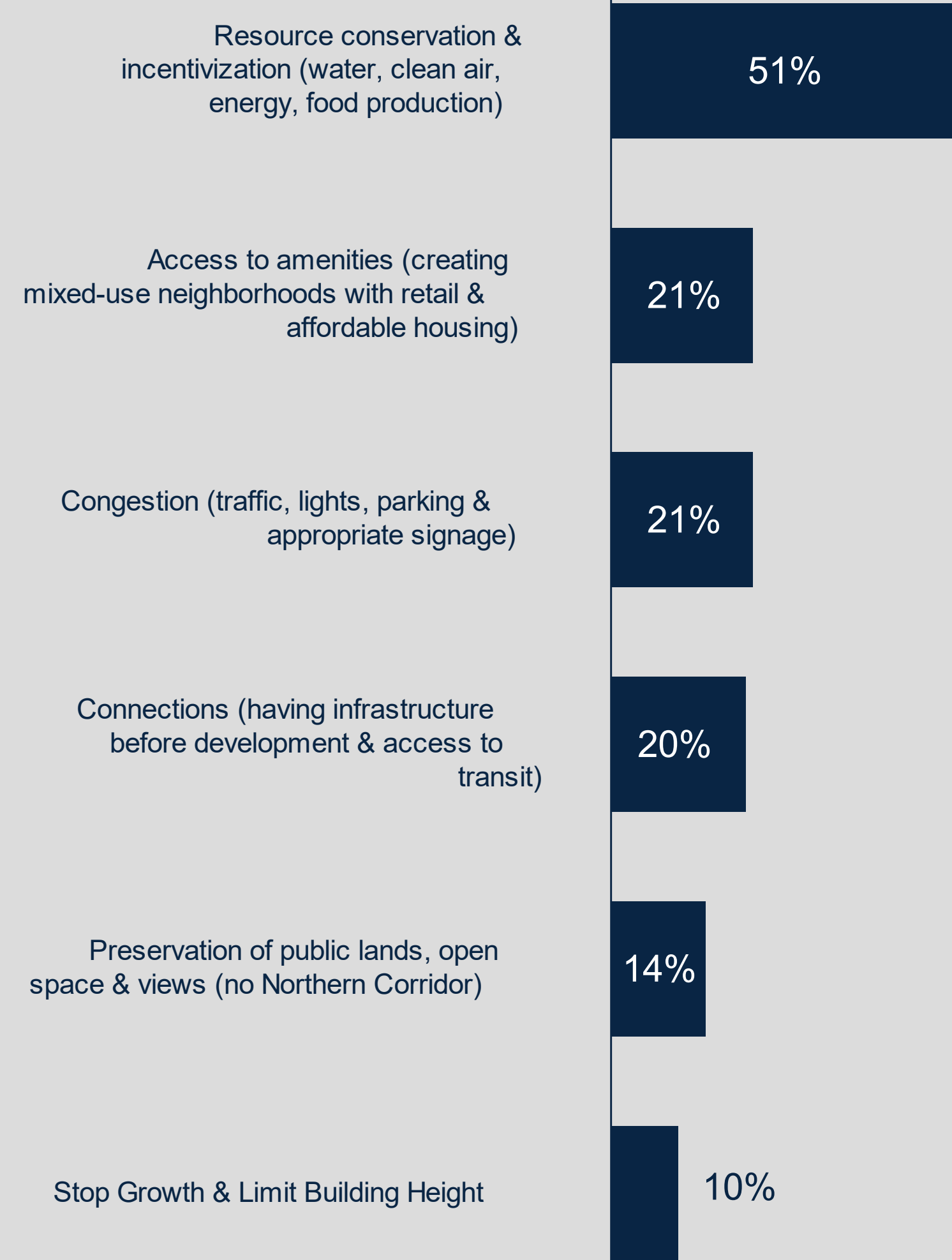
Please indicate your support for the following growth strategies by dragging the slider to the location that best indicates your level of support – 0 being not supportive to 5 being very supportive.



Are there any other strategies not in the Draft General Plan that should be included to support responsible growth? (fill in the blank)



OTHER STRATEGIES

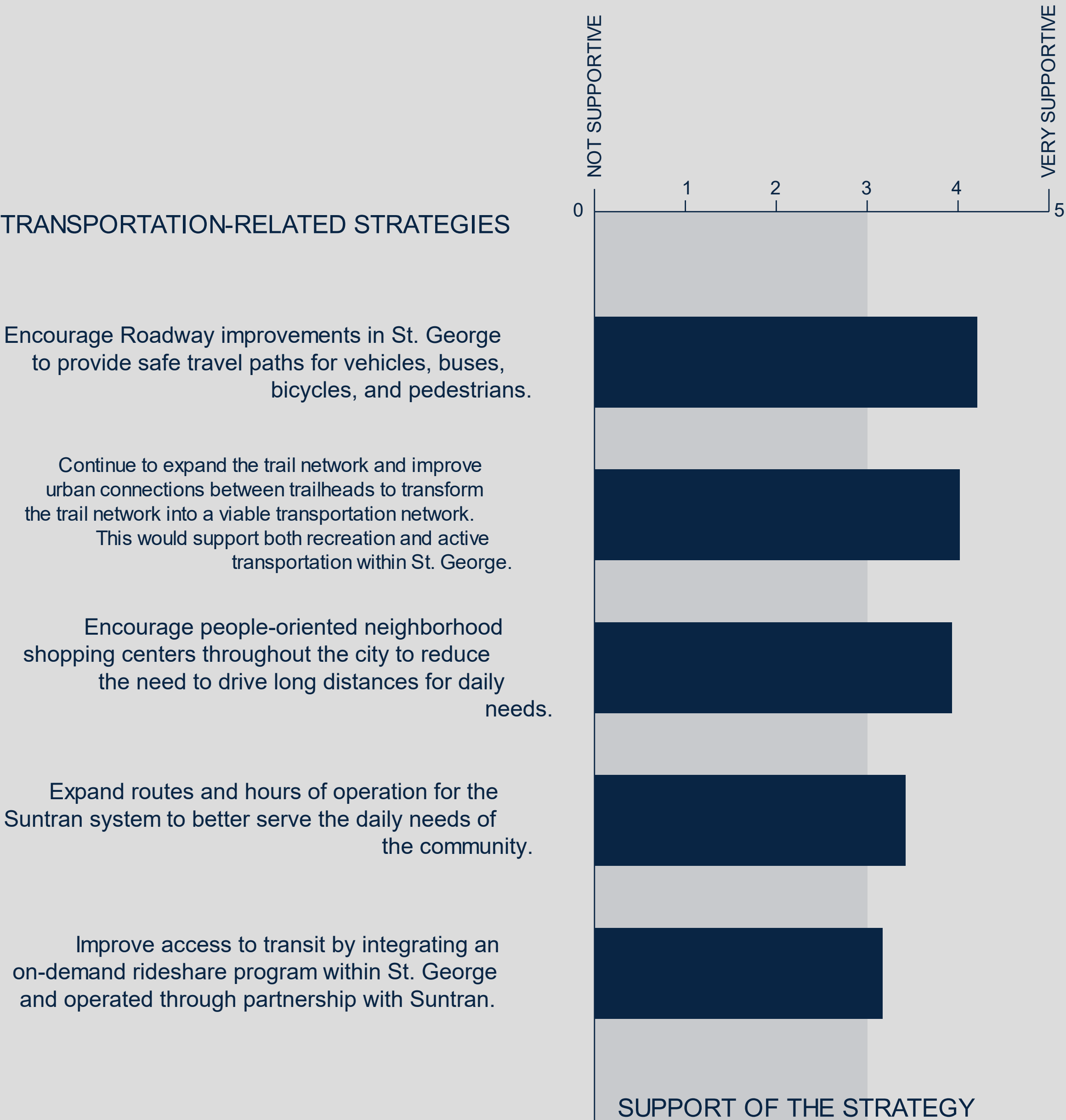


% OF RESPONDENTS THAT MENTIONED THE STRATEGY

# Survey Results – Accessible City



Please indicate your support for the following transportation-related strategies by dragging the slider to the location that best indicates your level of support – 0 being not supportive to 5 being very supportive.



# Are there any other strategies not in the Draft General Plan that should be included to support and improve transportation and movement within St. George?

## OTHER STRATEGIES

Connection to pedestrian paths, trails, transit, & cities outside of downtown

59%

Traffic, parking, & infrastructure repair

52%

Access to amenities (creating mixed-use neighborhoods & affordable housing)

14%

Resource conservation (water, energy, clean air, & education on these topics)

11%

Public land & view preservation

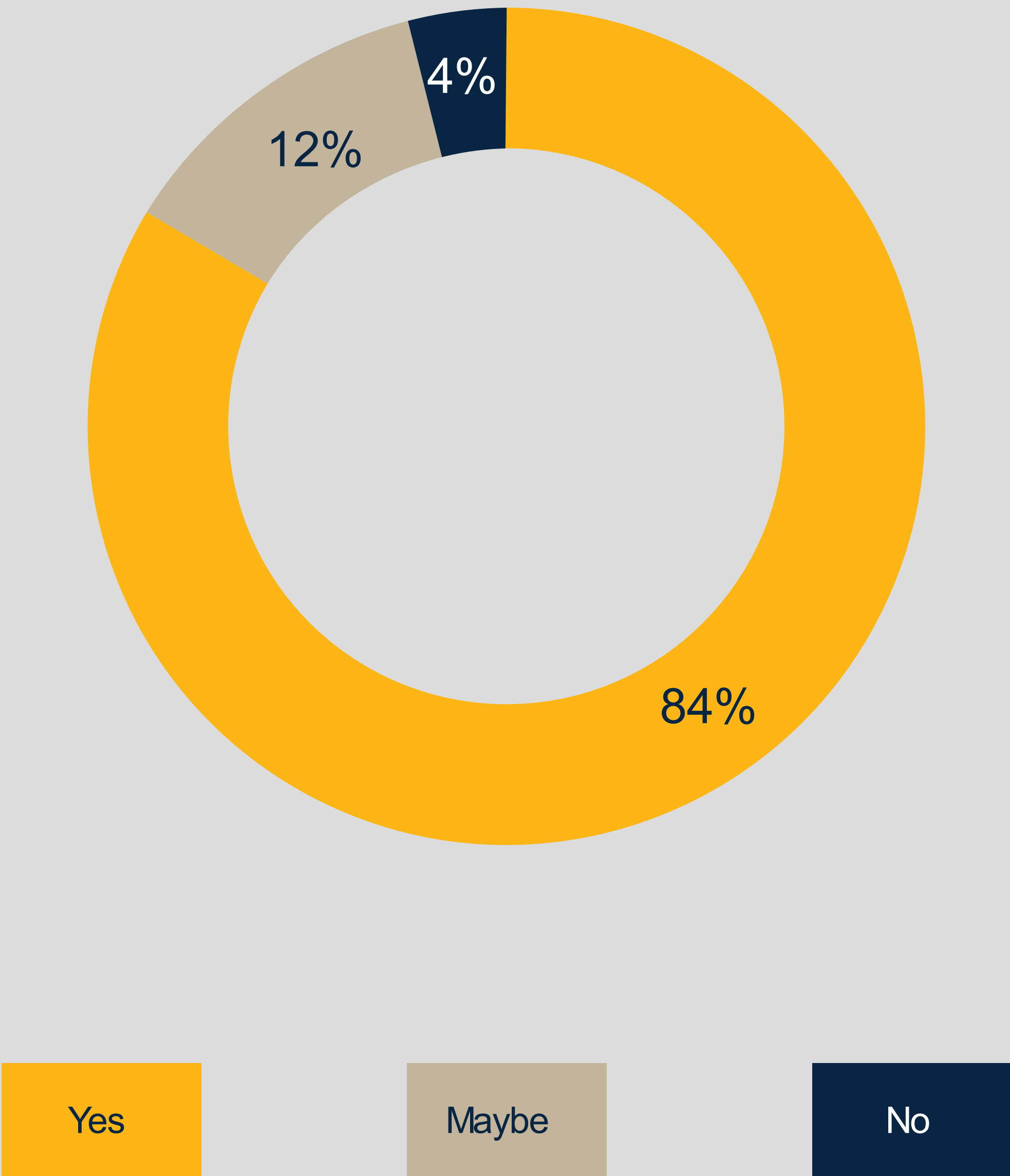
5%

% OF RESPONDENTS THAT MENTIONED THE STRATEGY

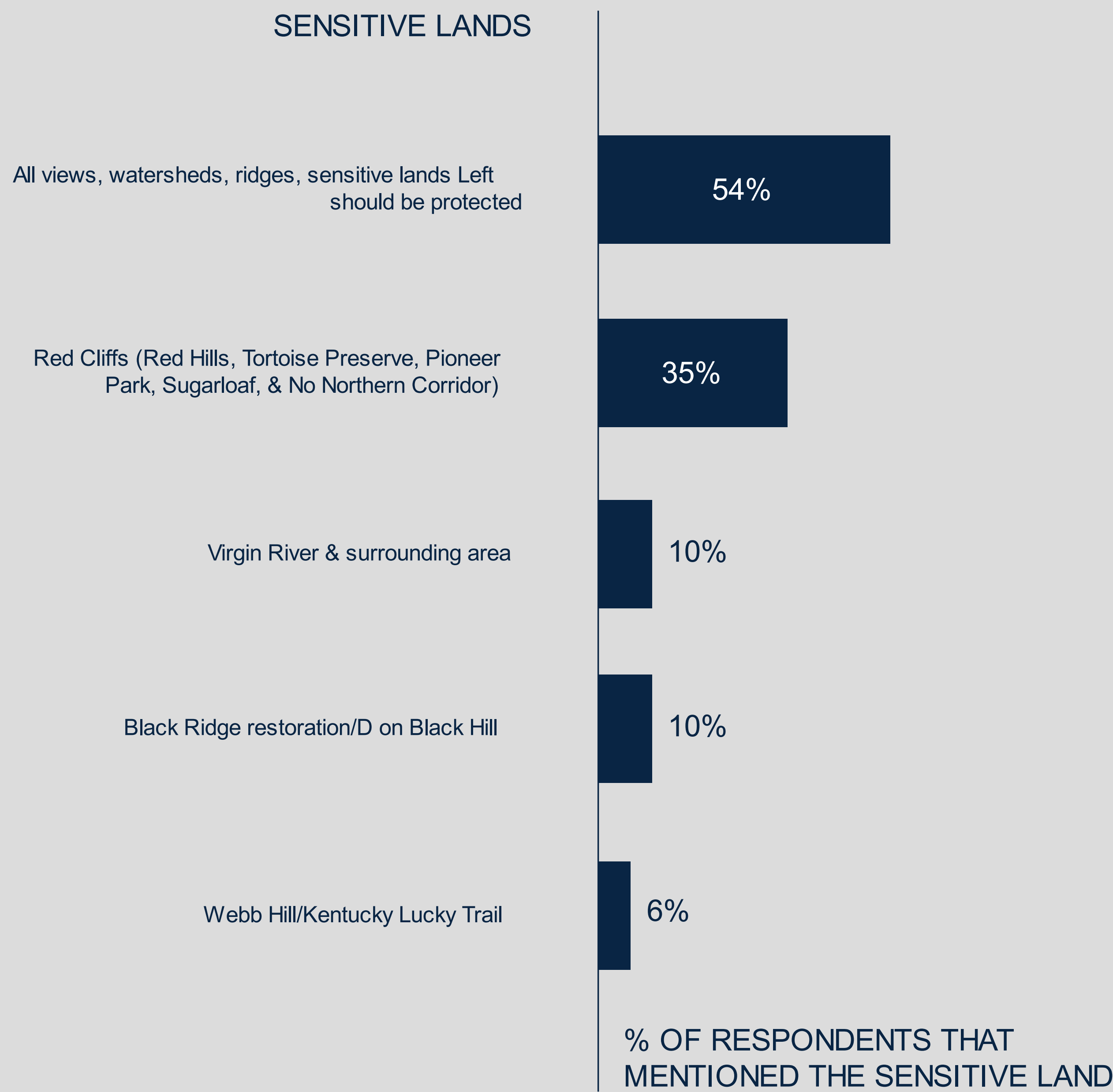
# Survey Results – Connection to Nature



Do you support policies to expand the preservation of sensitive lands such as flood-prone areas, steep slopes, ridgelines, and sensitive bluff plateaus?

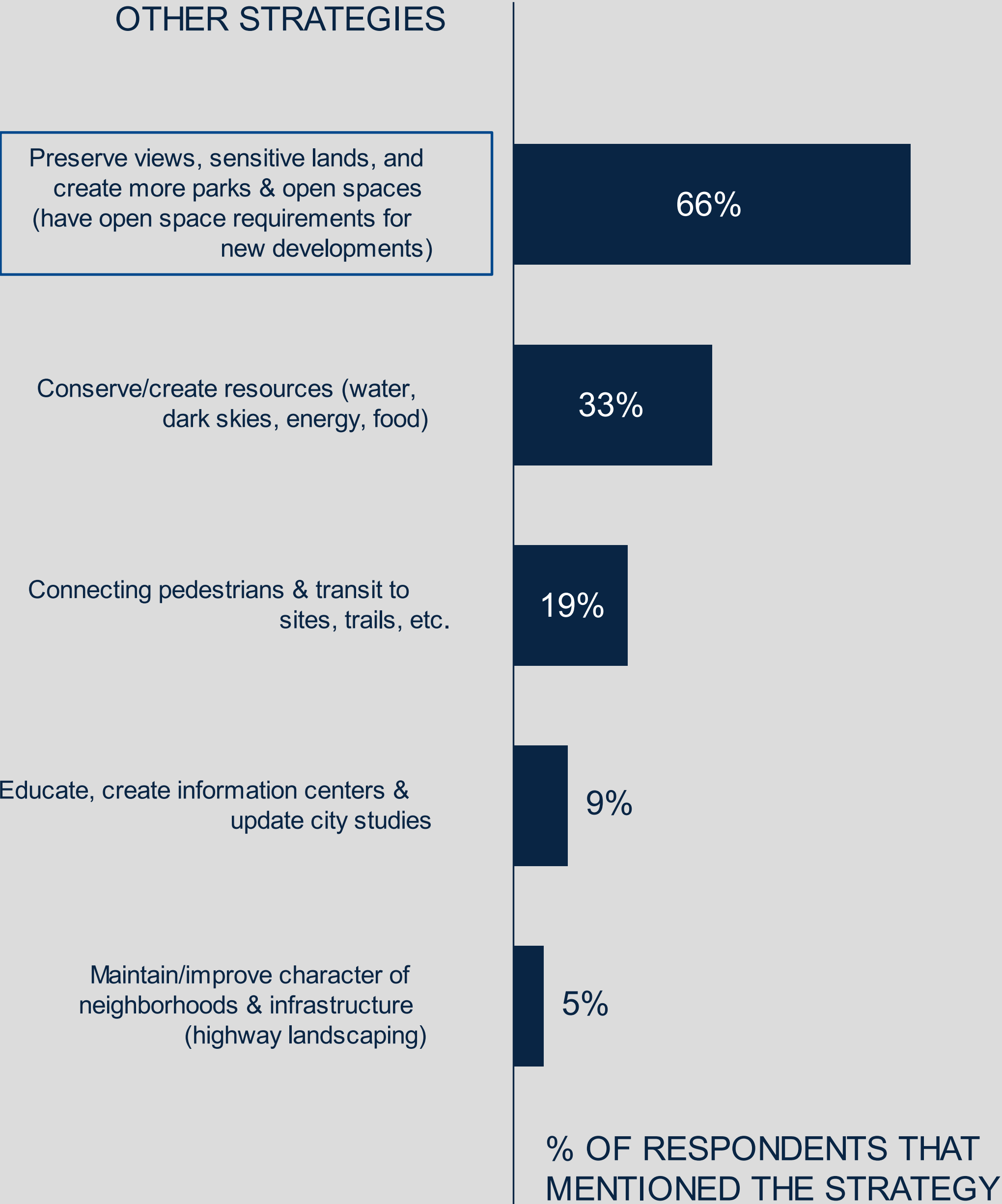


# Are there any particular sensitive lands that are currently not developed that you feel the City should prioritize for preservation? (fill in the blank)



Are there any other strategies not in the Draft General Plan that should be included to support and enhance the connection between the built and natural environment? (fill in the blank)

Many comments here suggested developers be required to set aside a certain percentage of land that is kept as open/public space.

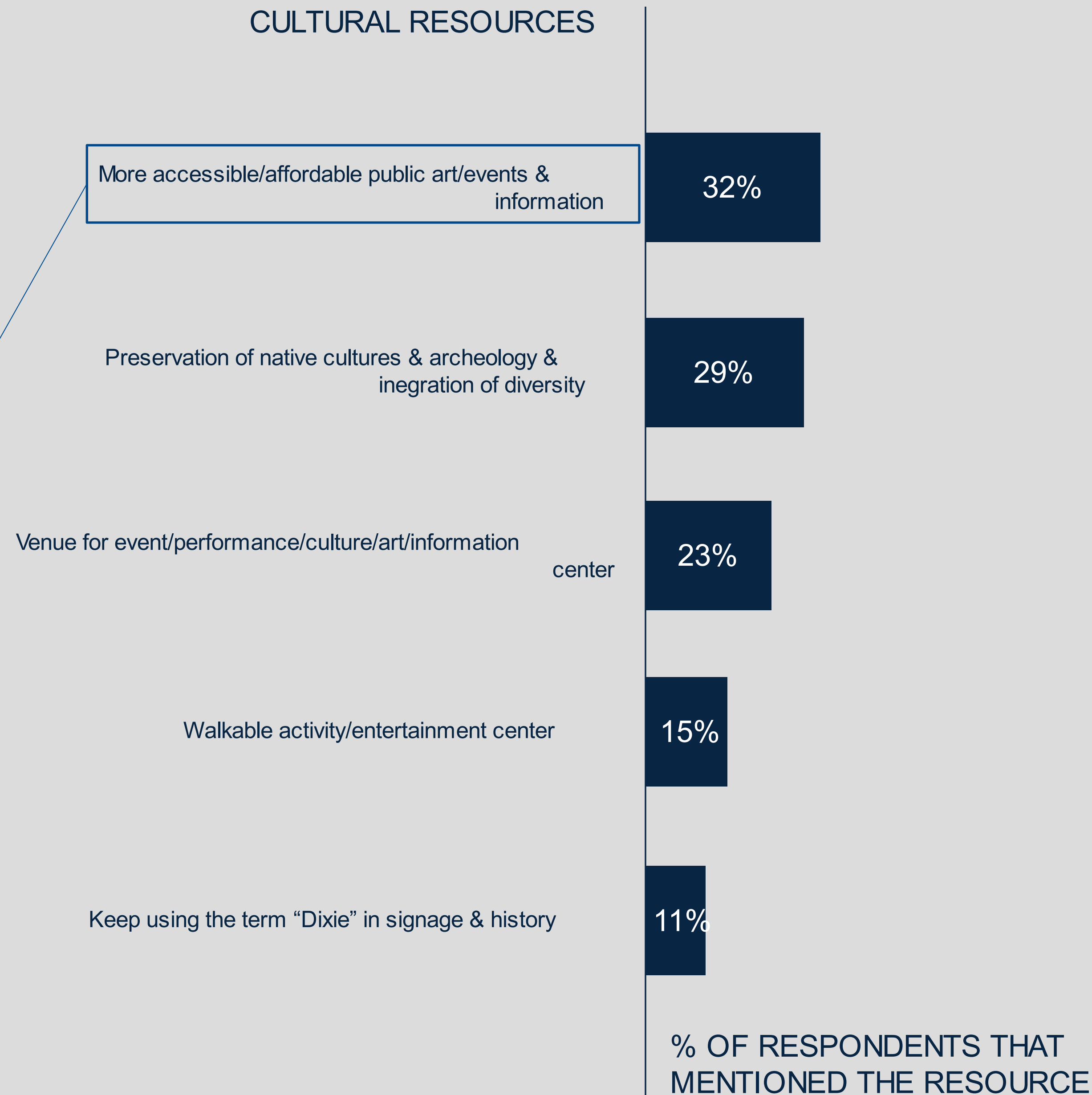


# Survey Results – Arts & Culture Integration

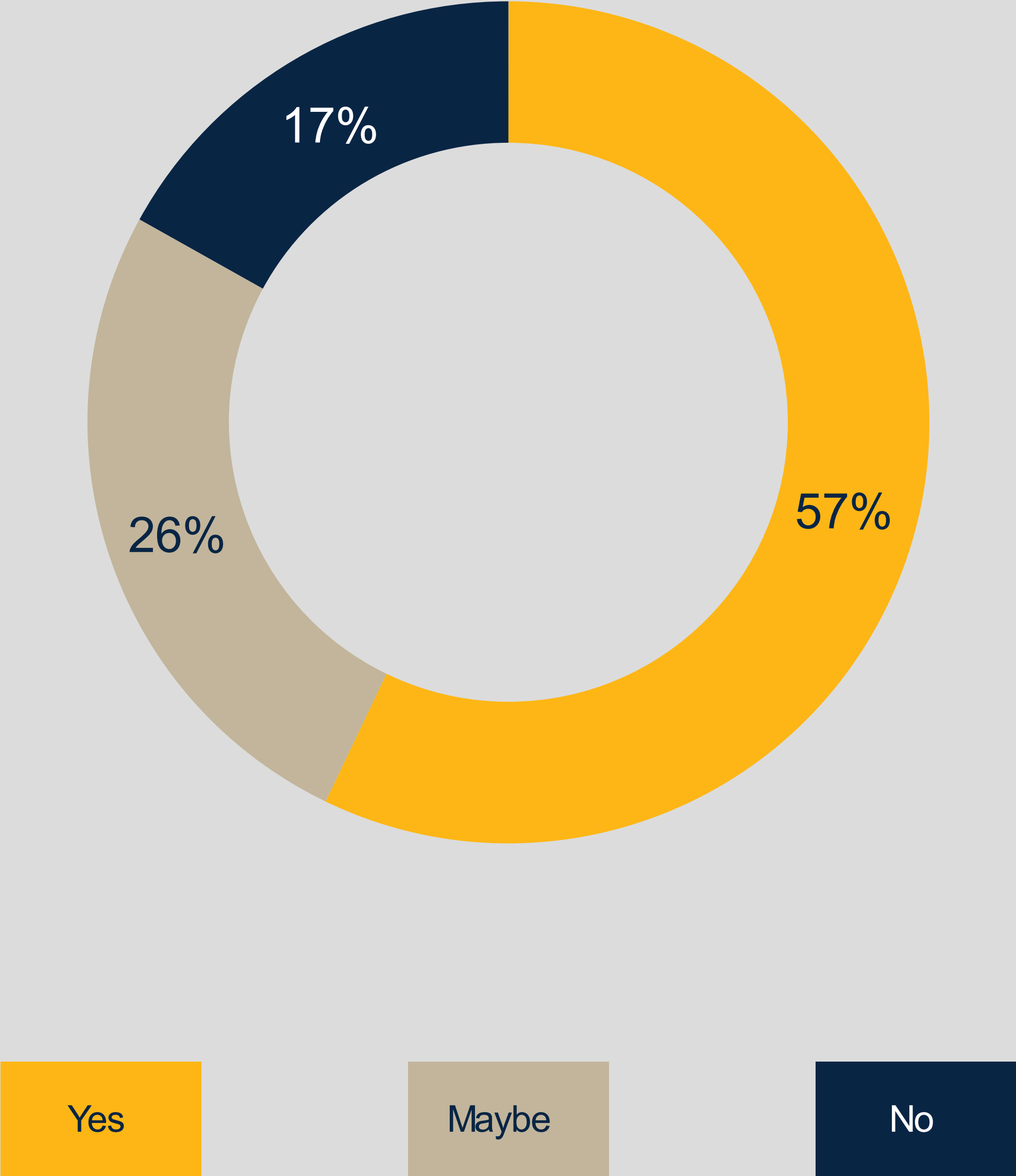


As you consider the cultural resources within St. George, are there any specific elements that you feel should be more effectively marked, highlighted, or otherwise integrated into the experience of the City? (fill in the blank)

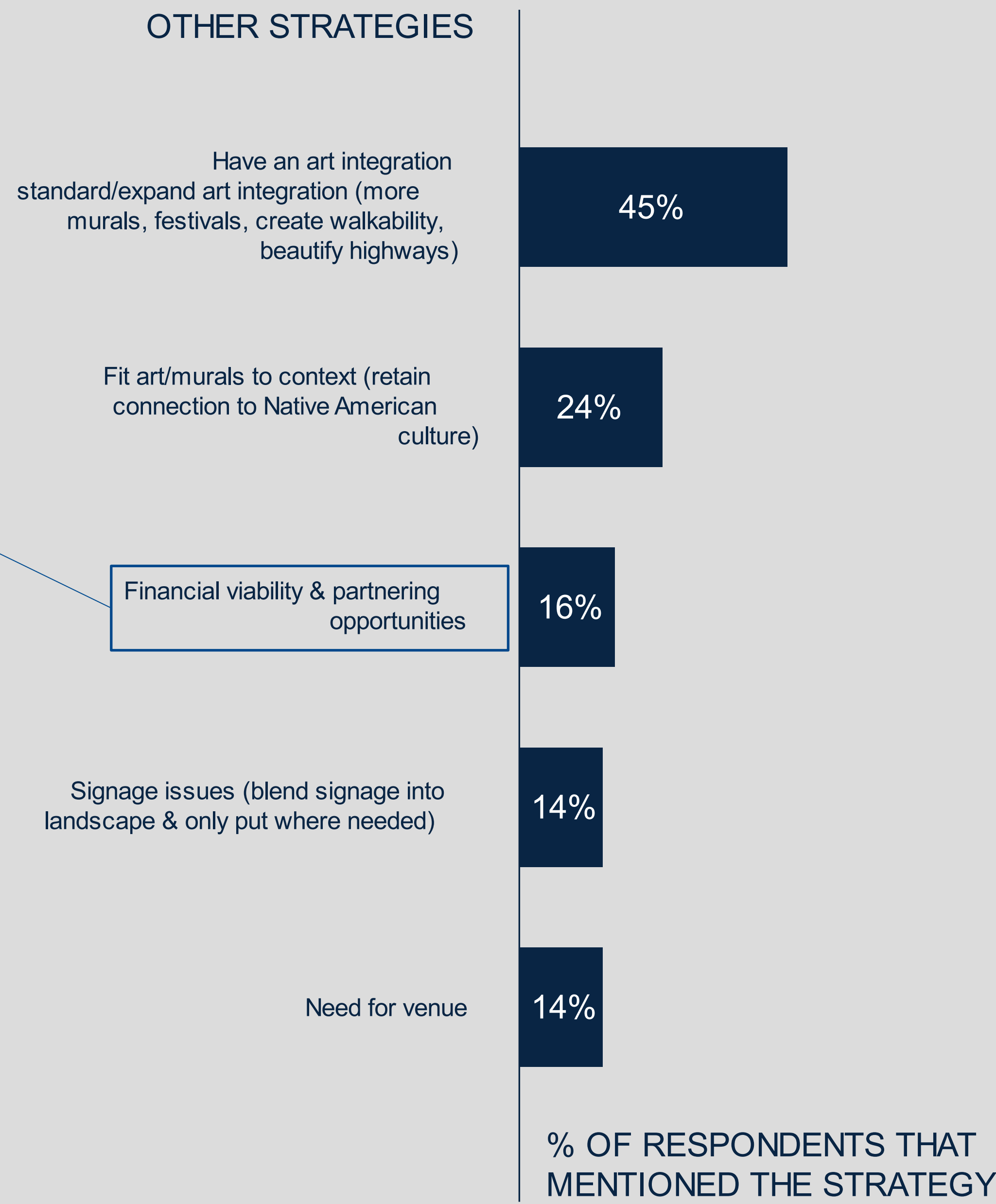
There is a need for both a physical and website hub providing information on arts & cultural events.



Would you support the integration of art into the City infrastructure, such as electrical boxes, bridges, underpasses, walls, etc...?



The main concern that made survey takers skeptical about art integration into infrastructure on the prior page had to do with financial viability. There are opportunities for the City to partner with other groups/organizations, utilizing existing resources.



## **Resource Conservation**

- Water conservation
- Preserve parks/open space/public lands
- Renewable energy
- Food production
- Dark sky initiative
- Air pollution concerns

## **Traffic & Infrastructure Maintenance**

- Align growth with infrastructure (infrastructure before development)
- Traffic decongestion
- Signage standards & wayfinding needs

## **Accessibility & Connections**

- Continuing pedestrian and biking networks throughout the city
- Connecting developments outside of the downtown area through expanded transit options
- Creating mixed-use areas to spread out resources (affordable housing, food access, retail)

# Opportunities for Overlapping Solutions

mixed-use neighborhoods/smaller commercial centers → accessibility → less traffic



Example of neighborhood scale market (Emigration Market in SLC)



Panoramic view to show neighborhood context

native landscaping → beautification of public spaces → water conservation

connecting developments outside of downtown → accessibility → less traffic → land & view preservation



- Home | Downtown Plan
- St. George 2040 Surveys
- Character Areas
- Lifestyle
- Responsible Growth
- Economic Vitality
- Arts & Culture Integration
- Connection to Nature
- Accessible City
- Resource Documents
- Contact Information

## St George Downtown Plan

### Public Review DRAFT

DRAFT – March 1, 2022

The following document presents the visions, strategies, and actions developed for the St. George 2030 Downtown Plan. This document is informed by existing adopted plans and policies in St. George; the General Plan Update including responses received from over 5,000 residents through the online survey from early summer 2021; and interviews with experts and stakeholders from Downtown and the broader community that Downtown serves.

Downtown is a special place with a distinctive role in the past, present and future of St. George. This Plan provides clear, practical guidance for growth and improvements in the next 20 years.

The planning team would like to thank everyone who contributed their time and passion to guide the future of Downtown St. George.

### VISION

Downtown is the safe, vibrant, historic center of our City and region, offering unique employment, education, entertainment, and entrepreneurship opportunities. Downtown welcomes all members of the community to gather and thrive, consistent with its primary roles as the seat of government, home to residents in all stages of life, and showcase of local history, arts, and culture.

# Character Area Background

## **To preserve the existing beloved character of Downtown**

- Continue neighborhood scale and quality in Traditional & Connected Areas
- Retain historic commercial facades, neighborhood setbacks
- Limit redevelopment pressure on historic homes while respecting individual property rights
- Invite development in some areas to supporting character preservation in others

## **To ensure Downtown is a desirable and Thriving Node within St. George**

- Encourage development of mixed use activity centers in Lively Areas
- Allow commercial and mixed use by right in Connected areas
- Regulate first floor uses in Lively and key intersections of Connected Corridor Areas
- No reduction of property rights - maintain or add allowed height, uses

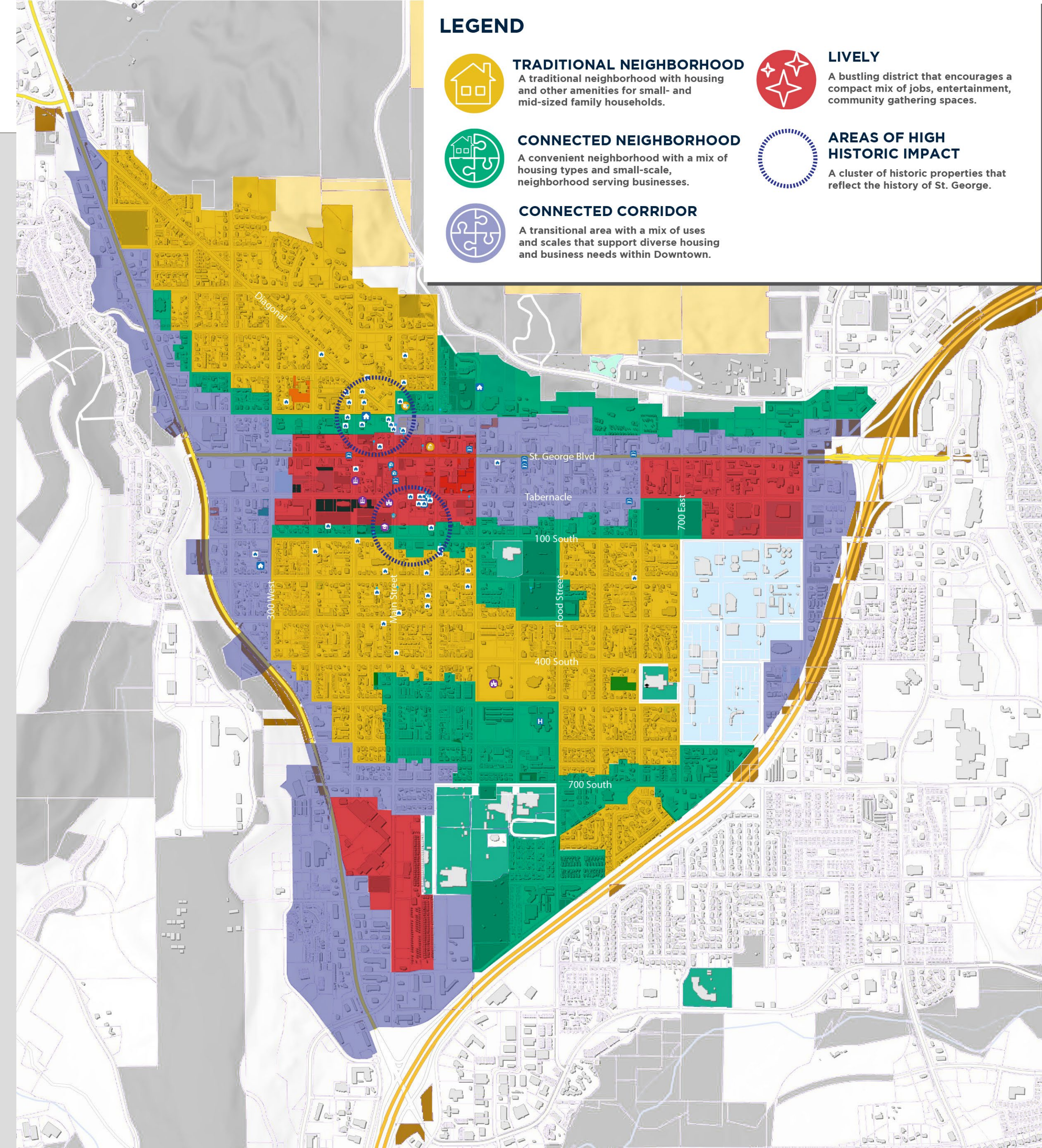
## **To support the development of Attainable Housing in the core of the community**

- Invite new mixed-use and multifamily housing in Lively, Connected Corridor areas
- Allow existing multifamily sites to fully build out to existing height limits
- Allow ADUs in Traditional and Connected neighborhoods

# Traditional Neighborhood

To preserve the existing single-family residential character within downtown

- Continue to support homes up to 2-stories
- Continue to support residential setbacks and scale, front porches
- Improve streetscape and circulation
- Maintain residential use



# Traditional Neighborhood Character





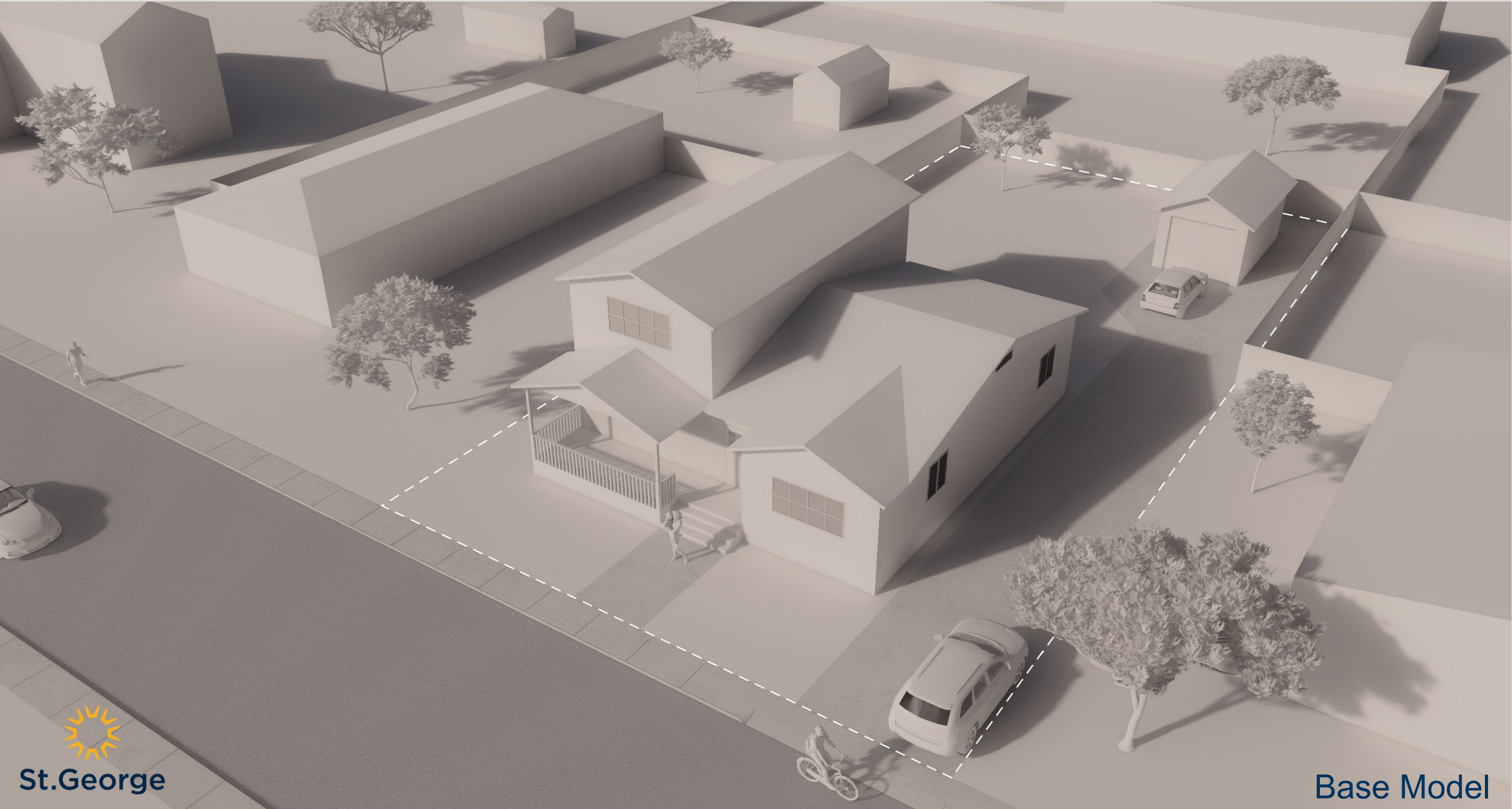
appropriate  
building  
opportunities

improved  
streetscape

continuous  
bike lane

improved  
pedestrian  
experience

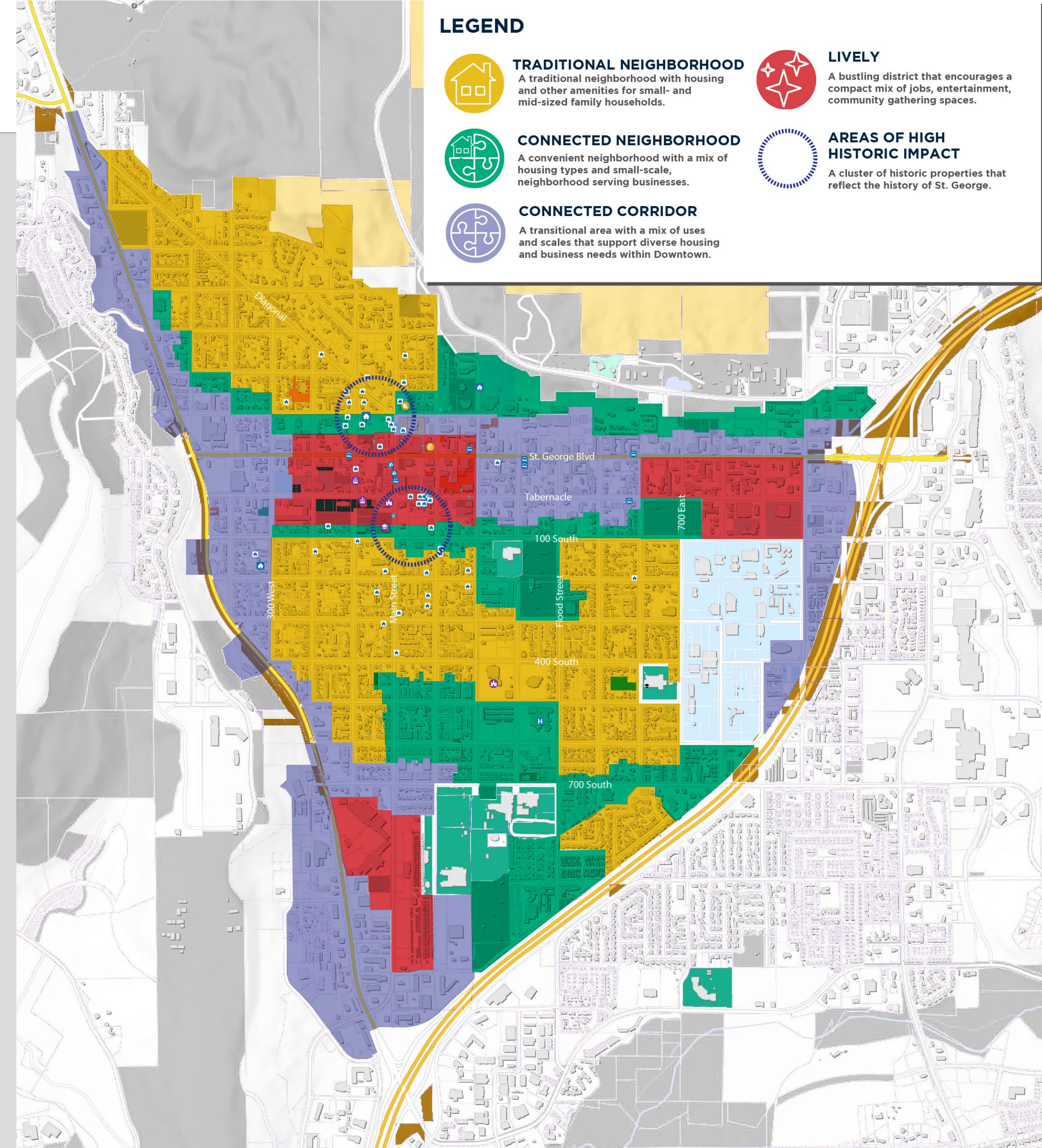
# Accessory Dwelling Units



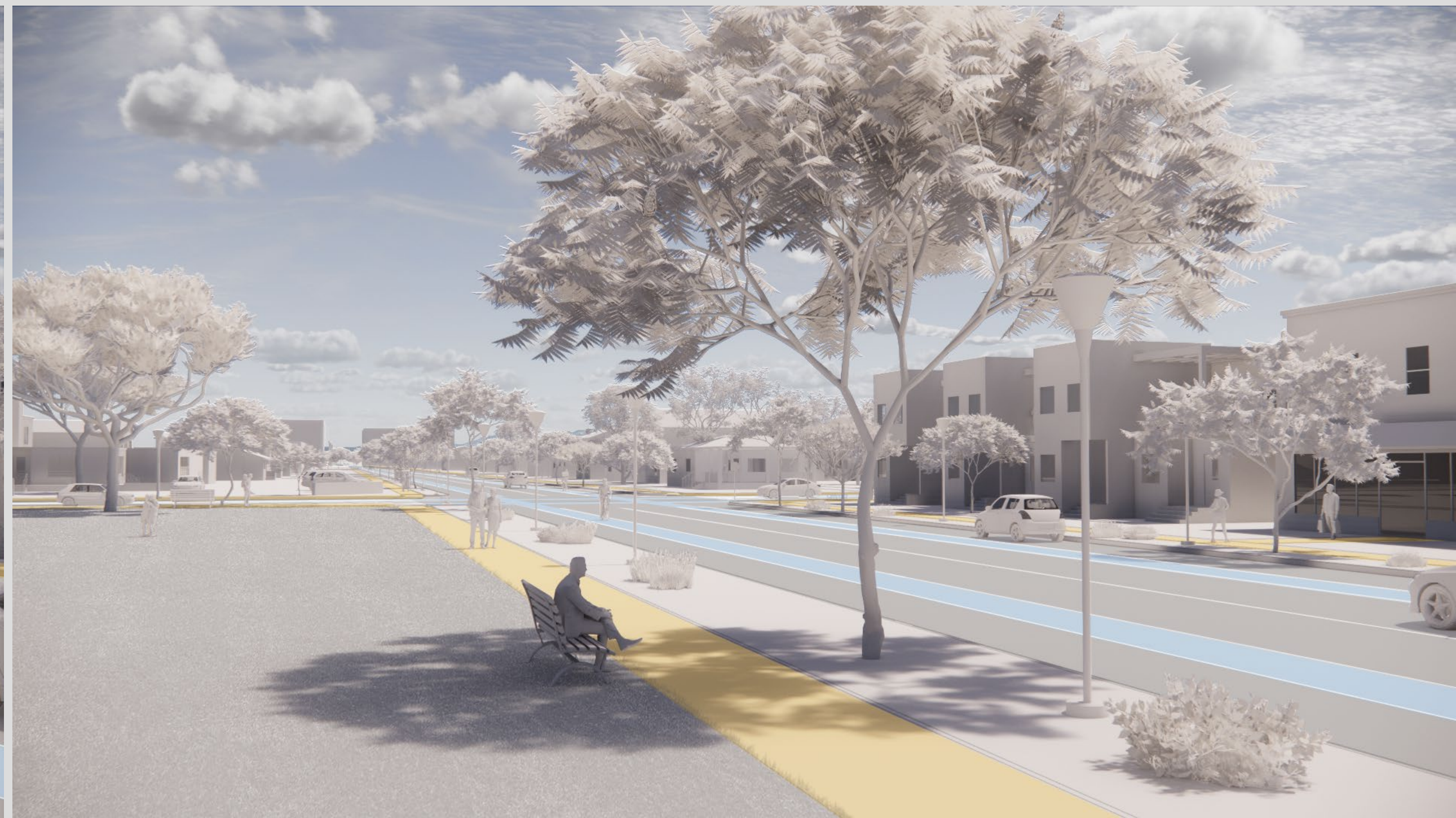
# Connected Neighborhood

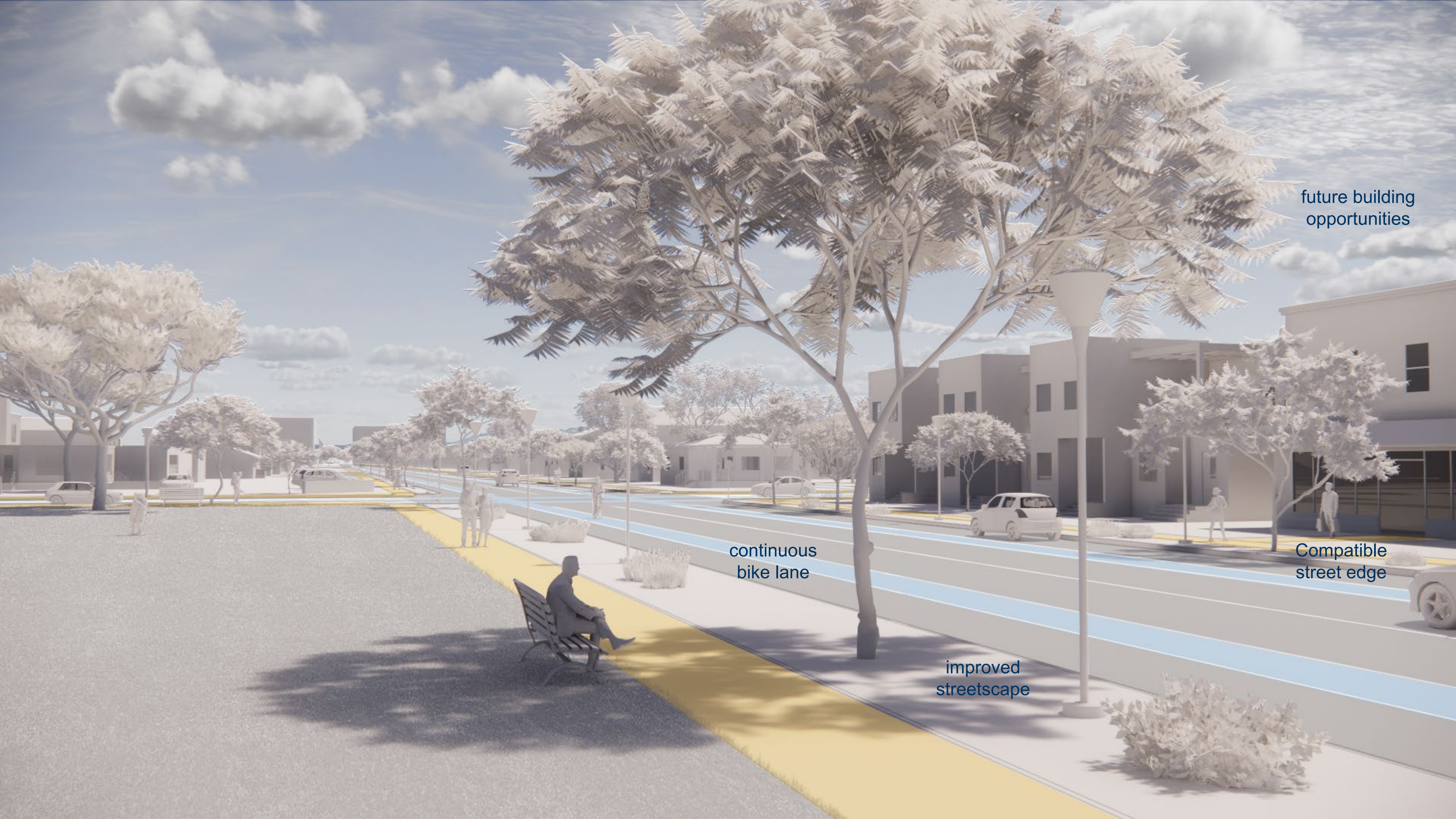
To preserve the existing single-family residential character downtown while creating a transition to other character areas

- Continue to support 2-story buildings
- Continue to support residential-compatible set-backs and massing
- Improve streetscape and circulation in these neighborhoods
- Allow for a more diverse mix of uses by-right, including commercial uses in historic homes



# Connected Neighborhood Character





future building  
opportunities

continuous  
bike lane

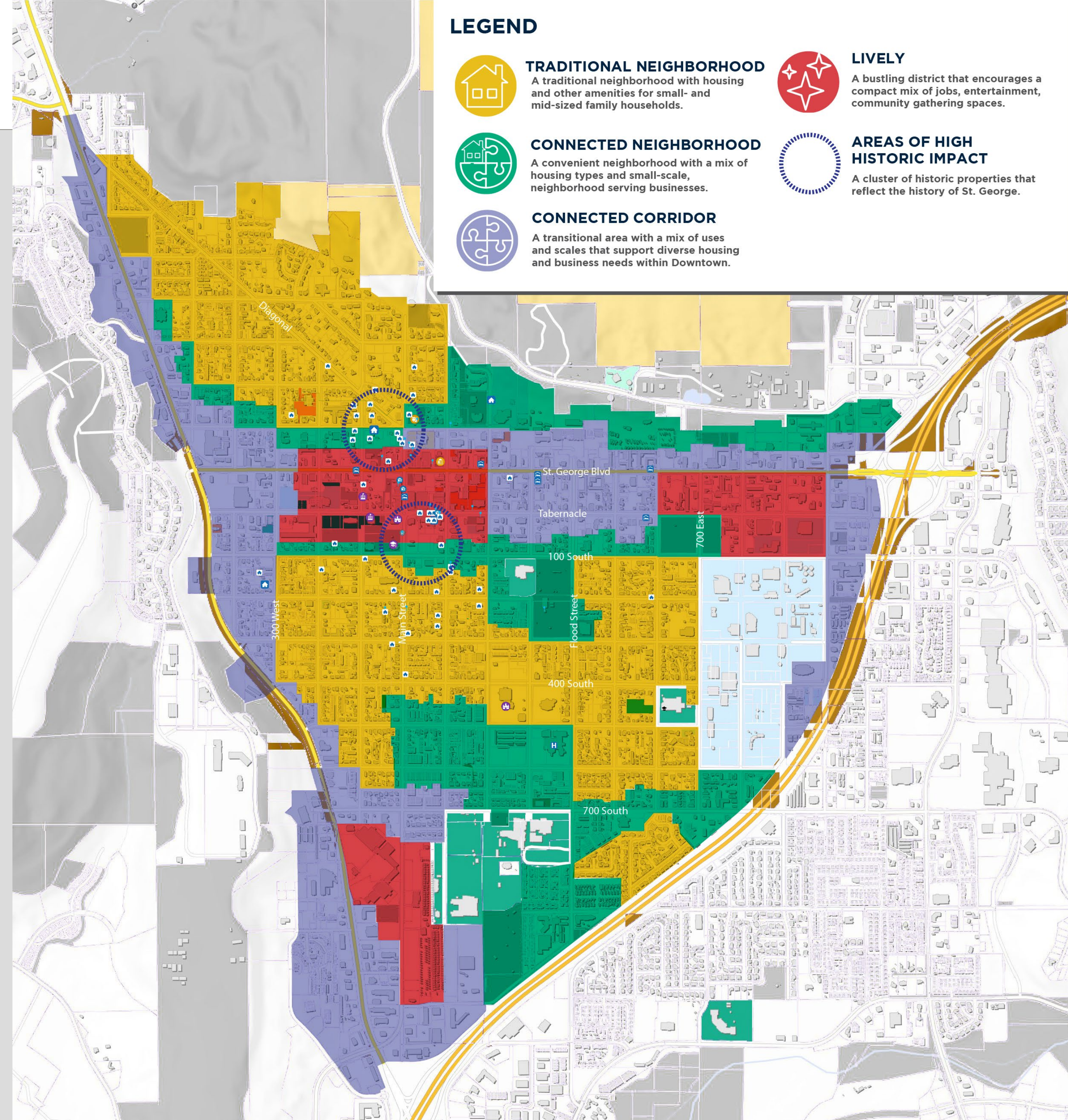
Compatible  
street edge

improved  
streetscape

# Connected Corridor

To enhance the corridor-oriented commercial areas and support a mix of uses within Downtown

- Continue to allow 3-4 story buildings by-right
- Support setbacks appropriate for busier roadways
- Improve streetscape and circulation along busier roadways
- Allow for a more diverse mix of uses by-right including multifamily and mixed-use
- Regulate ground-floor uses (at key intersections only)



# Connected Corridor Character





future building  
opportunities

enhanced  
street  
lighting

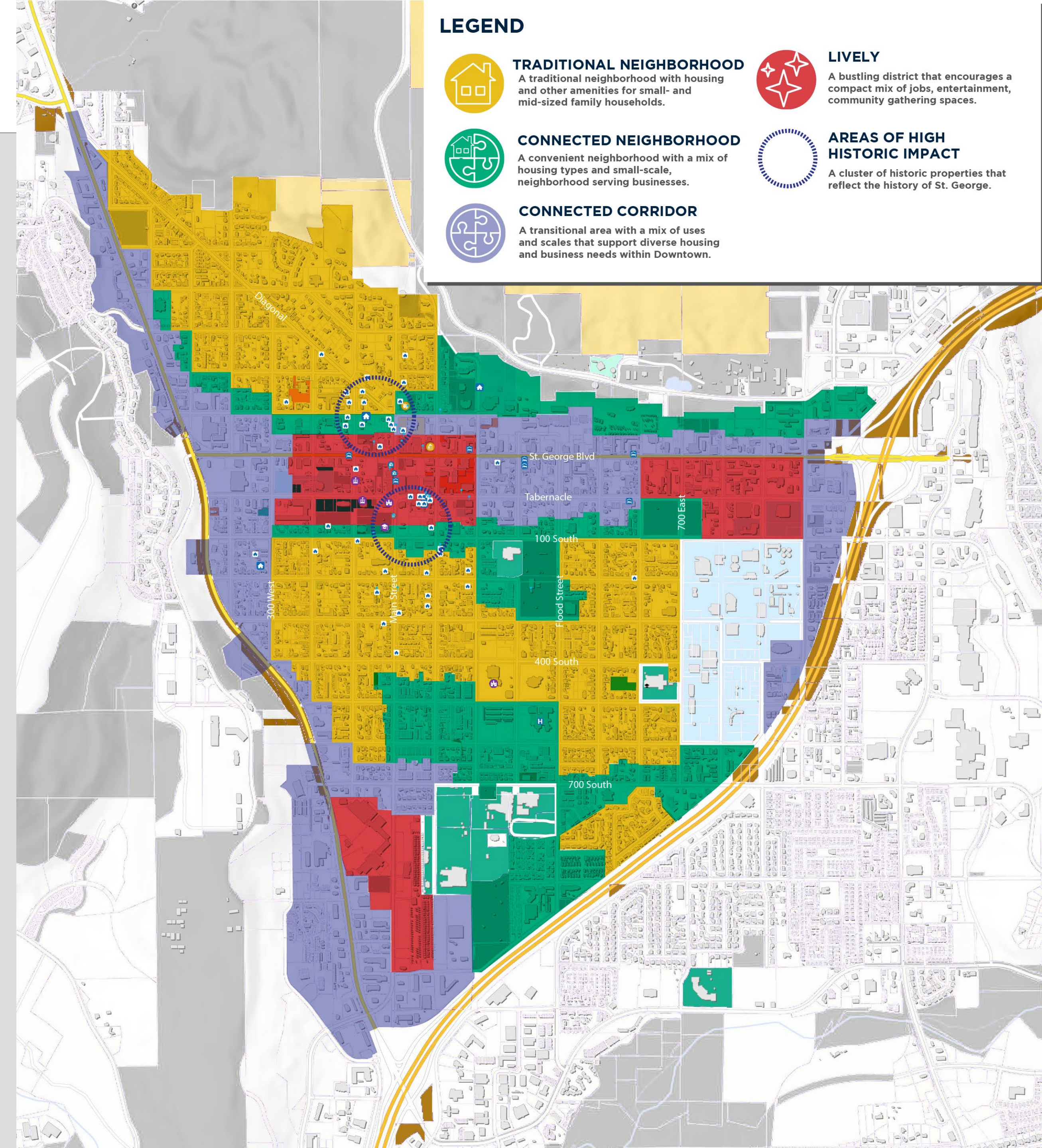
future building  
opportunities

protected  
bike lane

sidewalk bulb out  
for pedestrian  
safety

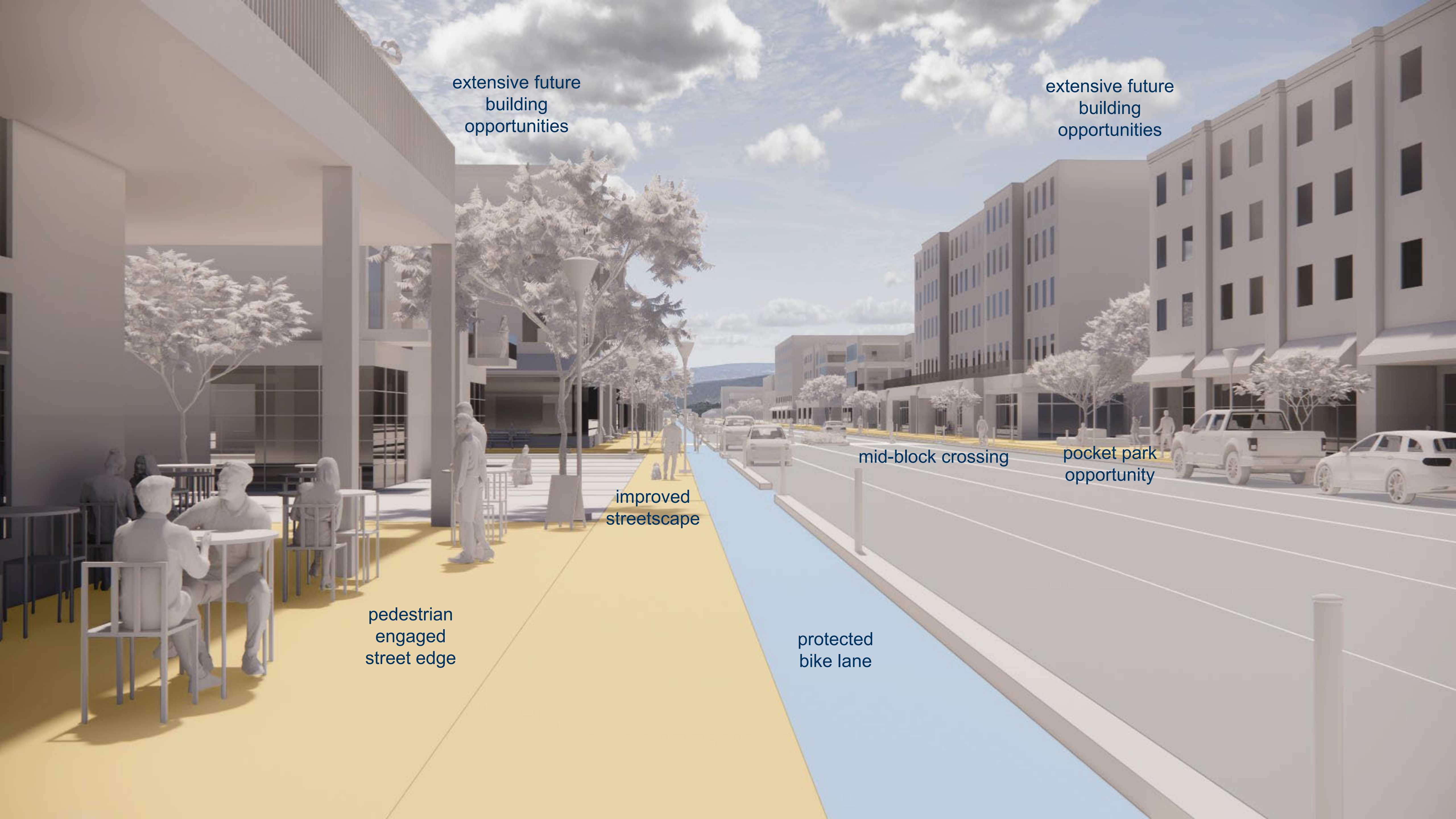
## To enhance and support the lively experience may seek in Downtown

- Allow 5-6 story buildings by-right
- Allow for a diverse, compact mix of uses by-right
- Emphasize the pedestrian with requirements for walking connections, building setbacks, parking location, improved streetscape amenities, etc.
- Regulate ground-floor uses to ensure a healthy mix over the long term
- Modified off-street parking requirements



# Lively Character





extensive future  
building  
opportunities

extensive future  
building  
opportunities

improved  
streetscape

pedestrian  
engaged  
street edge

mid-block crossing

pocket park  
opportunity

protected  
bike lane

# Lively Character – Main Street



# Lively – Main Street Improvements - Festival Street



future building  
opportunity?

enhanced  
street  
lighting

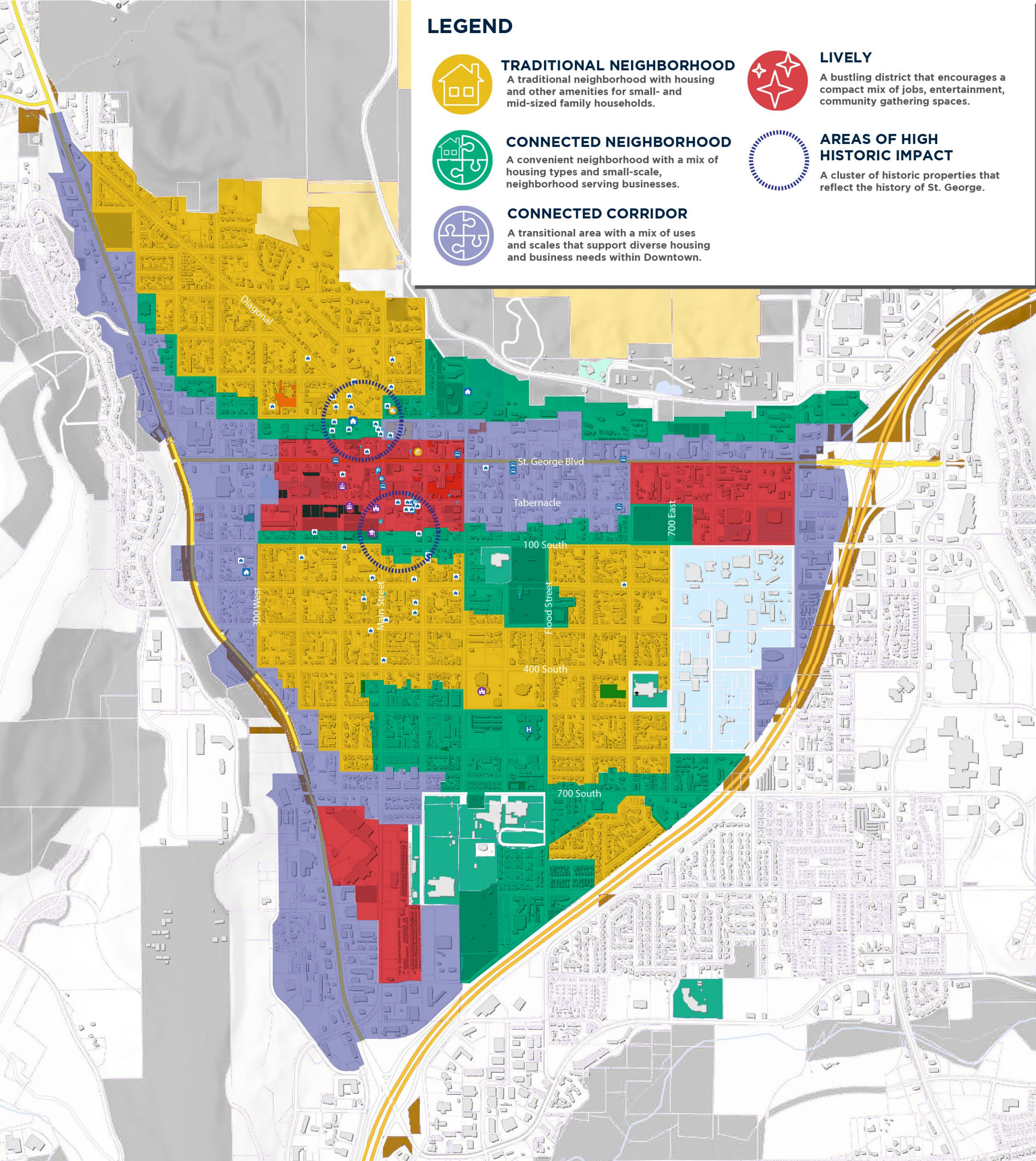
future  
building  
opportunity

pedestrian  
street

enhanced  
sidewalk

retractable  
bollards

# Character Area – Recommendation



# Discussion

