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 Administrative Conference Room at the St. George City Offices located at 175 East 200 North, St. George, Utah, on Thursday, May 9, 2024 commencing at 4:00 p.m.

The agenda for the meeting is as follows:

Call to Order
Invocation
Flag Salute

1. **Discussion regarding the SITLA Airport Master Plan.**

2. **Discussion regarding the use of the alleyway at Main Street and Tabernacle.**

3. **Discussion regarding amendments to City code pertaining Planned Development Mixed Use.**

4. **Discussion regarding amendments to City code to add live/work units in the RCC (Residential City Center) zone.**

5. **Reports from Mayor, Councilmembers, and City Manager.**

6. **Request a closed session to discuss litigation, property acquisition or sale or the character and professional competence or physical or mental health of an individual.**

Christina Fernandez, City Recorder

May 3, 2024
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.

AECOM Imagine it. Delivered.

Joint Airport Area Master Plan

Cities of St. George and Washington

August 2023

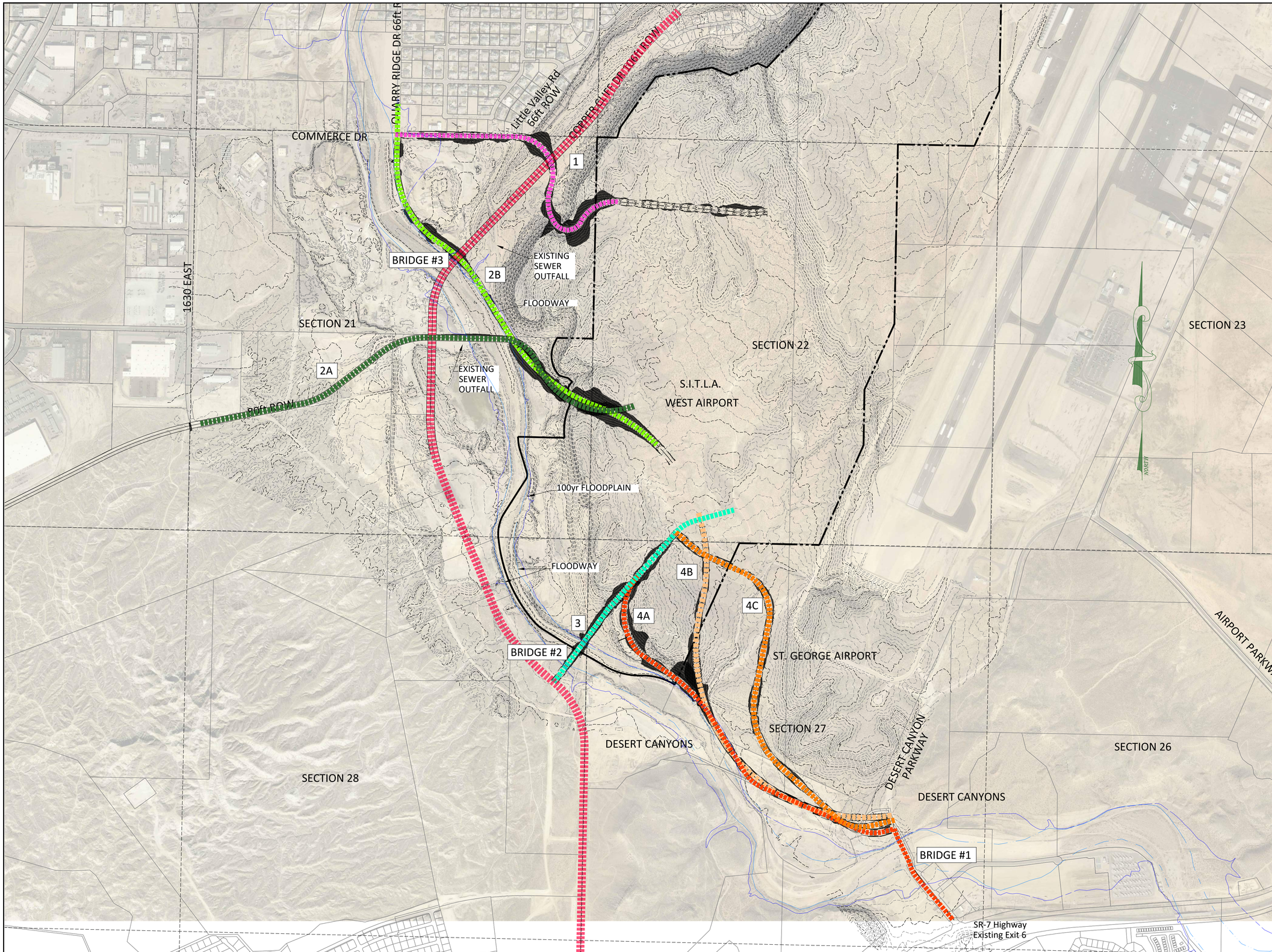
TRUST LANDS ADMINISTRATION AECOM

Proposed Roads & Access

LEGEND

- Planning Area
- Municipal Boundary
- Existing Roads
- Existing Parcels
- Proposed Roads
- Potential Interchange
- Alternate Roads

N 0.25 0.5 1 mile



Date: 2-21-23

REVISIONS

No.	Date	by	Description

File Name
St George Airport Access Options.dwg

GRAPHIC SCALE

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(IN FEET)
1 inch = 600 ft.
If Printed 11x17 use Half Scale

ALLIANCE CONSULTING
A PLANNING AND ENGINEERING FIRM

UTAH
2303 N CORAL CANYON BLVD
SUITE 201,
WASHINGTON, UT 84780
435-673-8060

NORTH DAKOTA
621 26th STREET W.
WILLISTON, ND 58801
701-572-8100

WEST AIRPORT MASTER PLAN
ACCESS OPTIONS
OVERALL LAYOUT EXHIBIT

FOR

SITLA

LOCATED IN SEC 14, 15, 21, 22, 27
T 43 SOUTH, R 15 WEST S.L.B.& M
ST. GEORGE CITY, UT

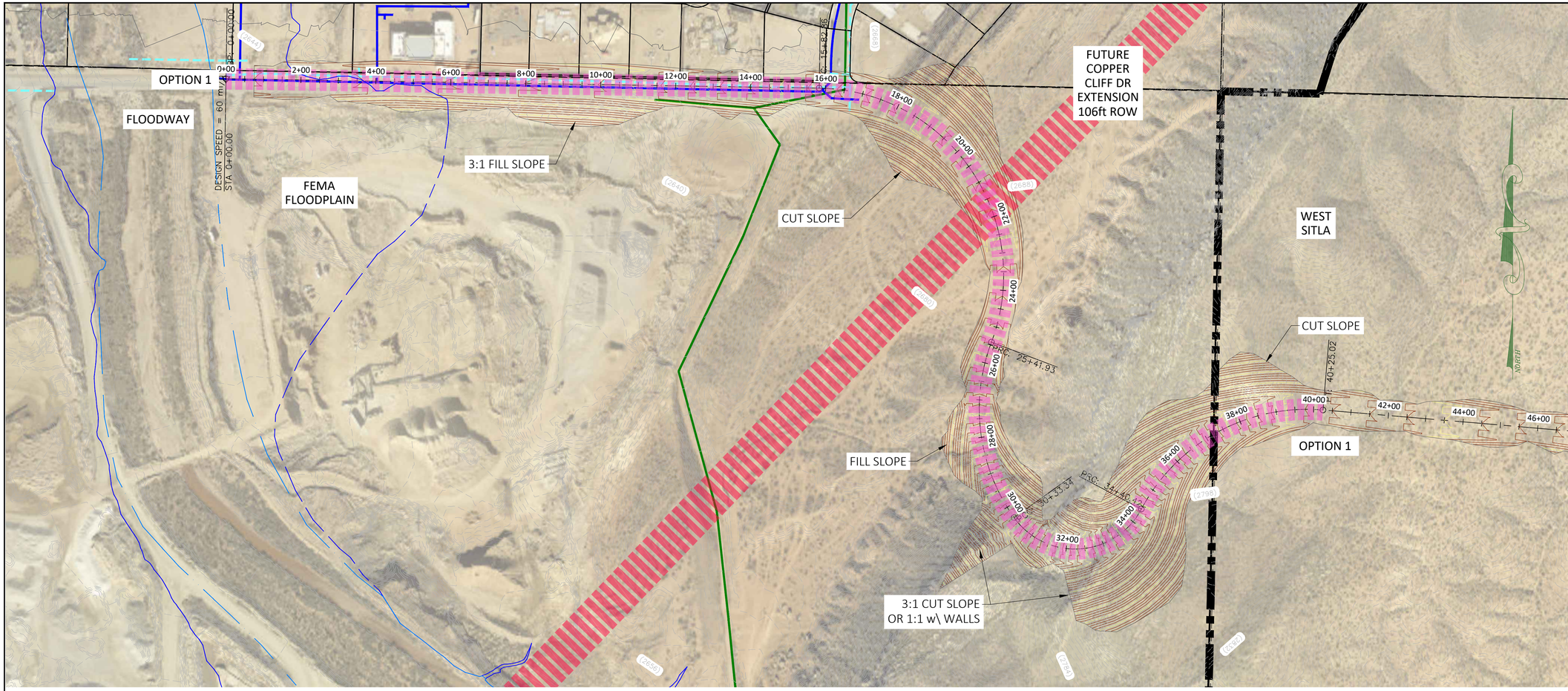
NOT FOR
CONSTRUCTION
REVIEW ONLY

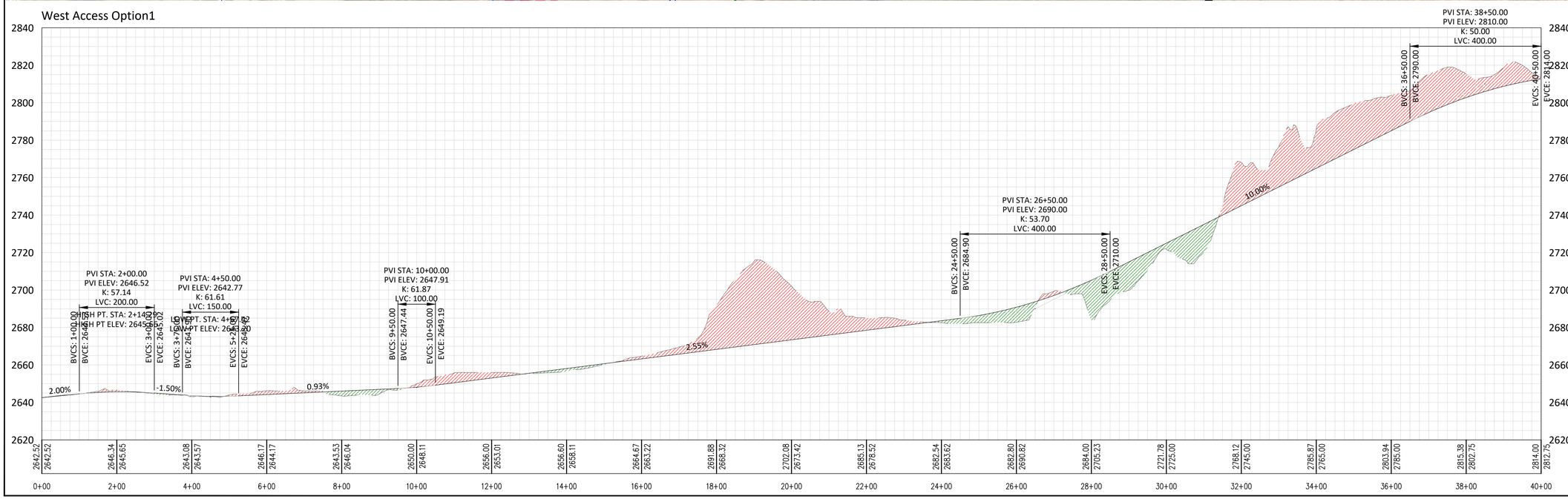
Drawn By: JAW	Scale: 1" = 600'
Client No. 4390	Project No. 4390

Drawing Sheet

EXHIBIT "O"

Sheet 1 of 8 Sheets





Date: 2-22-23

REVISIONS

No.	Date	by	Description

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(IN FEET)
1 inch = 150 ft.
If Printed 11x17 use Half Scale

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WEST AIRPORT MASTER PLAN
WEST ACCESS OPTION 1
PLAN & PROFILE
FOR
SITLA
LOCATED IN SEC 14, 15, 21, 22, 27
T 43 SOUTH, R 15 WEST S.L.B.& M
ST. GEORGE CITY, UT

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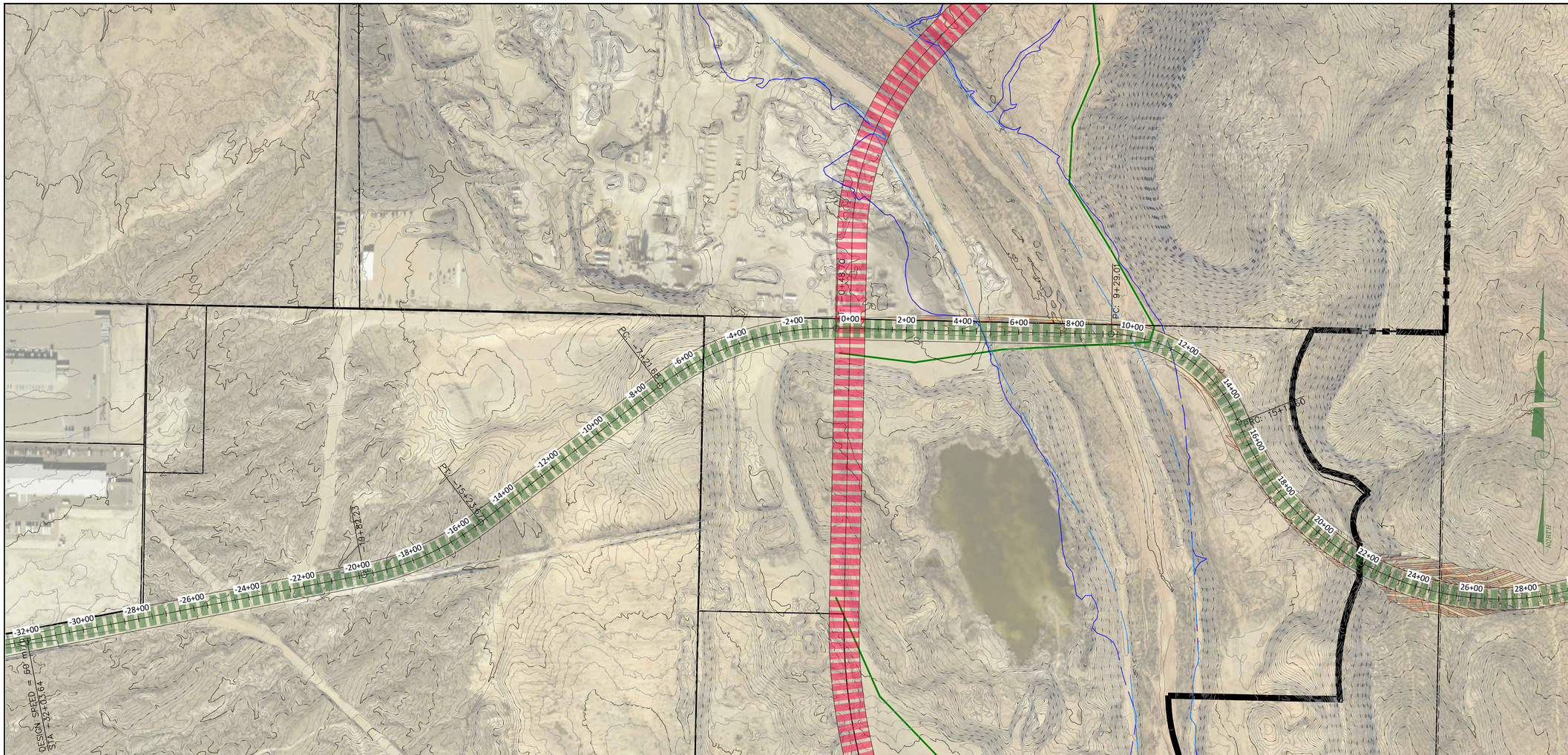
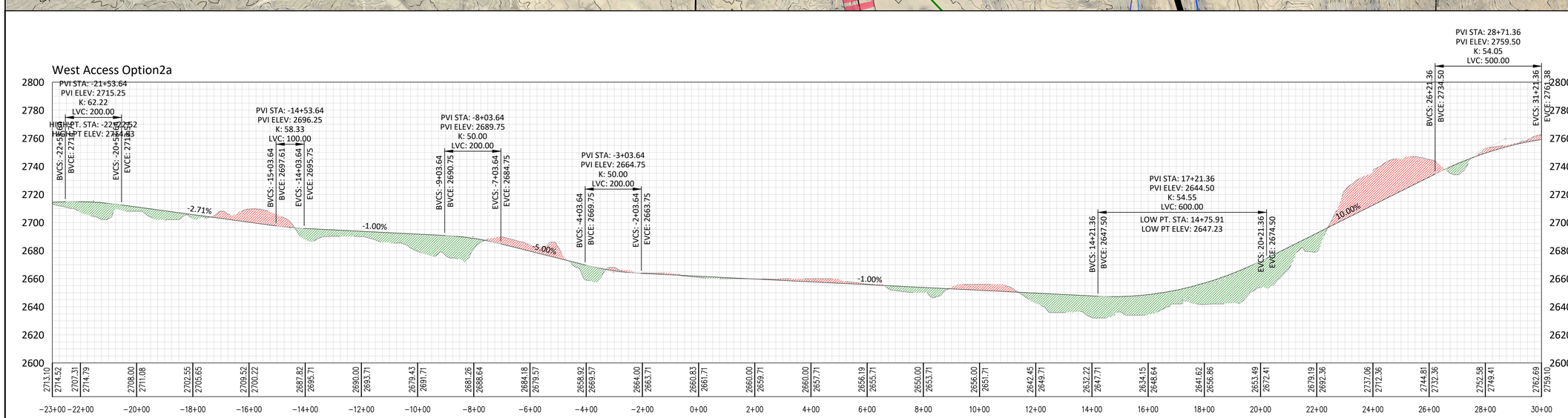
Drawn By: JAW	Scale: 1" = 200'
Client No. 4390	Project No. 4390

Drawing Sheet
Option 1

Sheet 2 of 8 Sheets





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WEST AIRPORT MASTER PLAN
ACCESS OPTION 2A
PLAN & PROFILE
FOR
SITLA
LOCATED IN SEC 14, 15, 21, 22, 27
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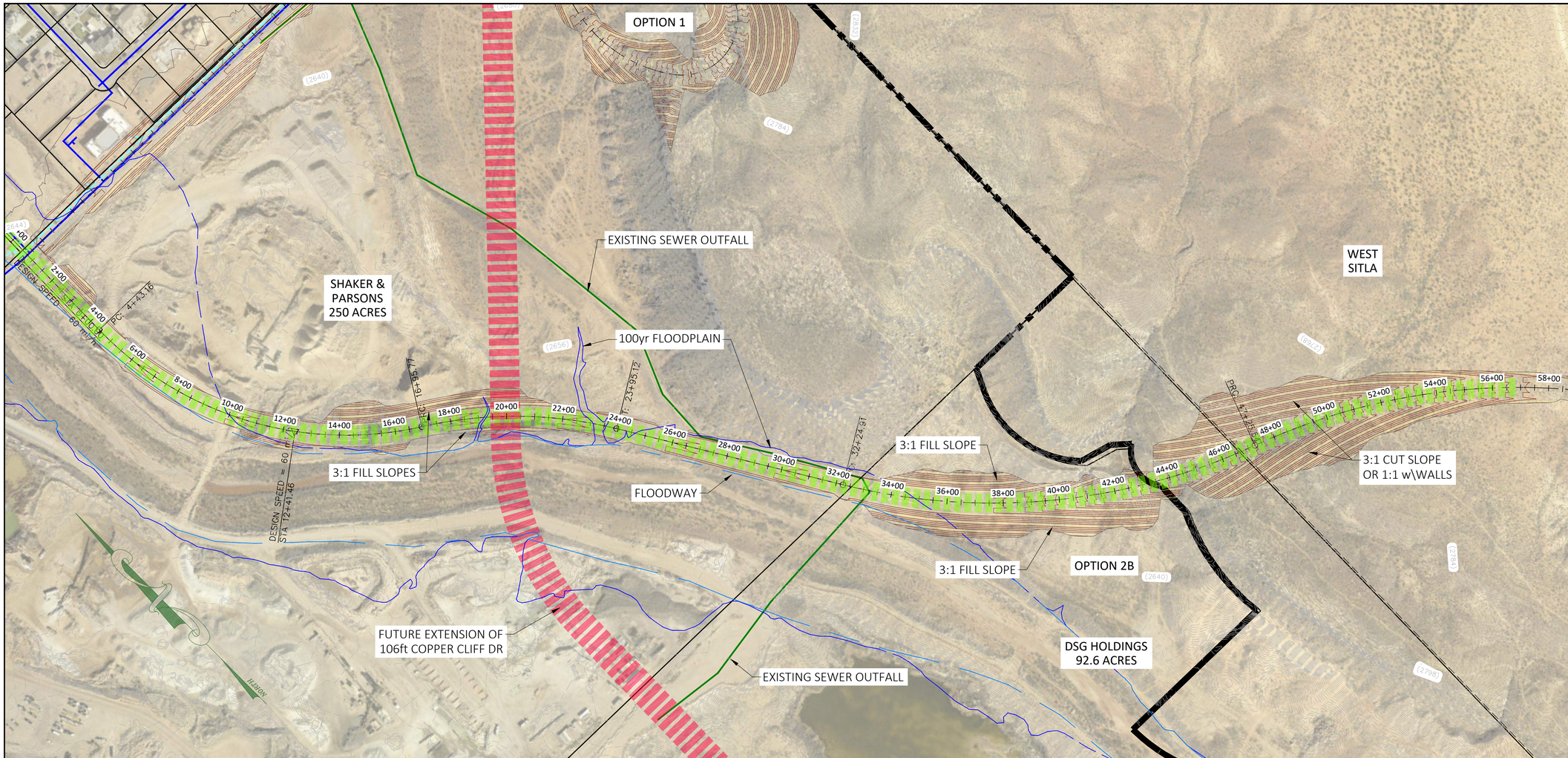
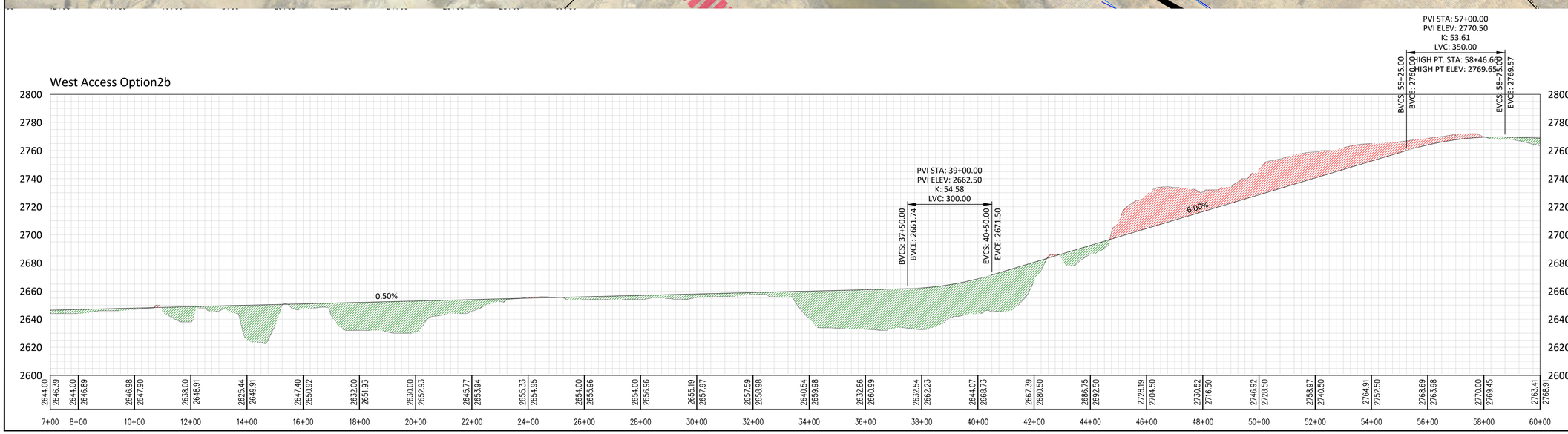
EXHIBIT 2A

Sheet 3 of 8 Sheets





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WEST AIRPORT MASTER PLAN
WEST ACCESS OPTION 2B
PLAN & PROFILE
FOR
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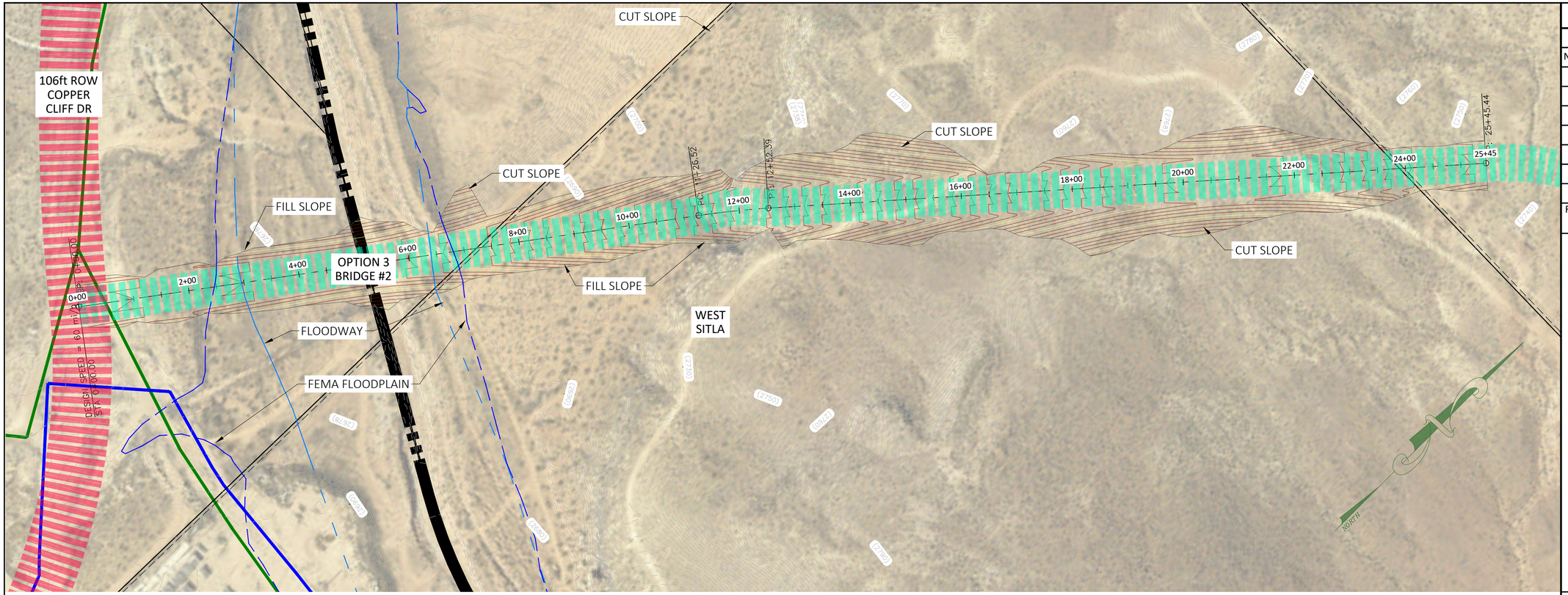
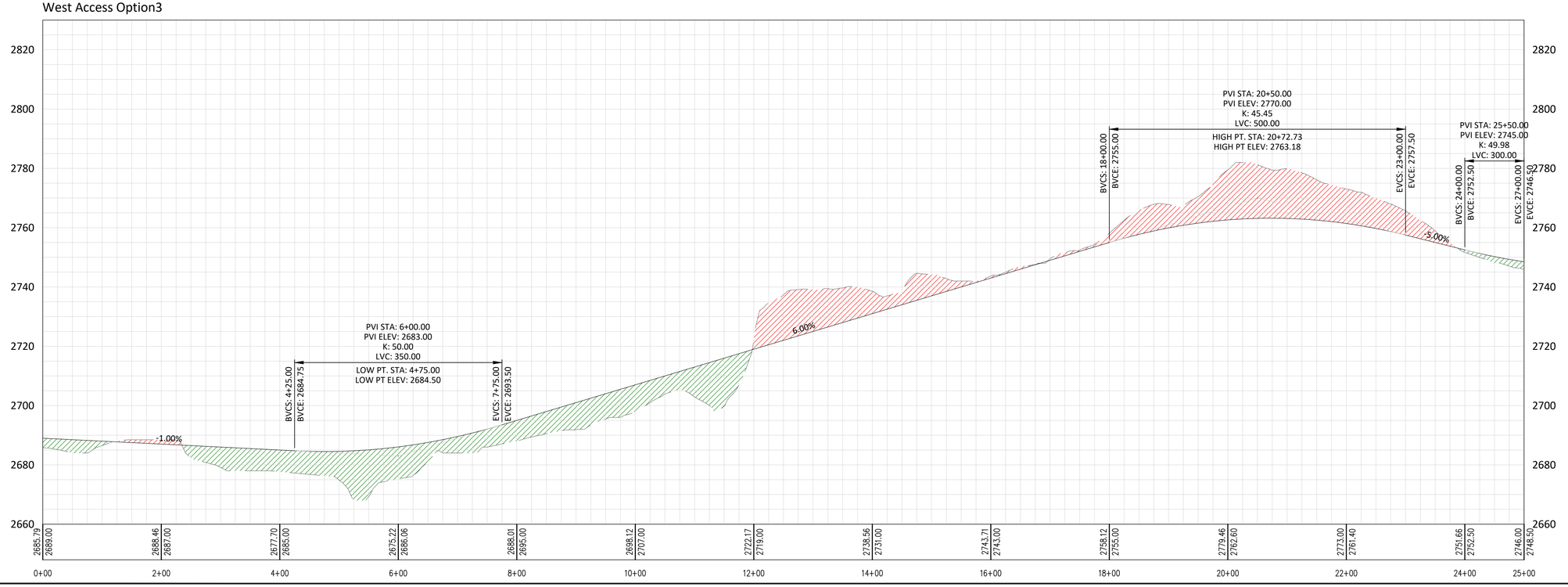
Drawing Sheet
Option 2B

Sheet 4 of 8 Sheets



West Access Option3



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WEST AIRPORT MASTER PLAN
WEST ACCESS OPTION 3

FOR
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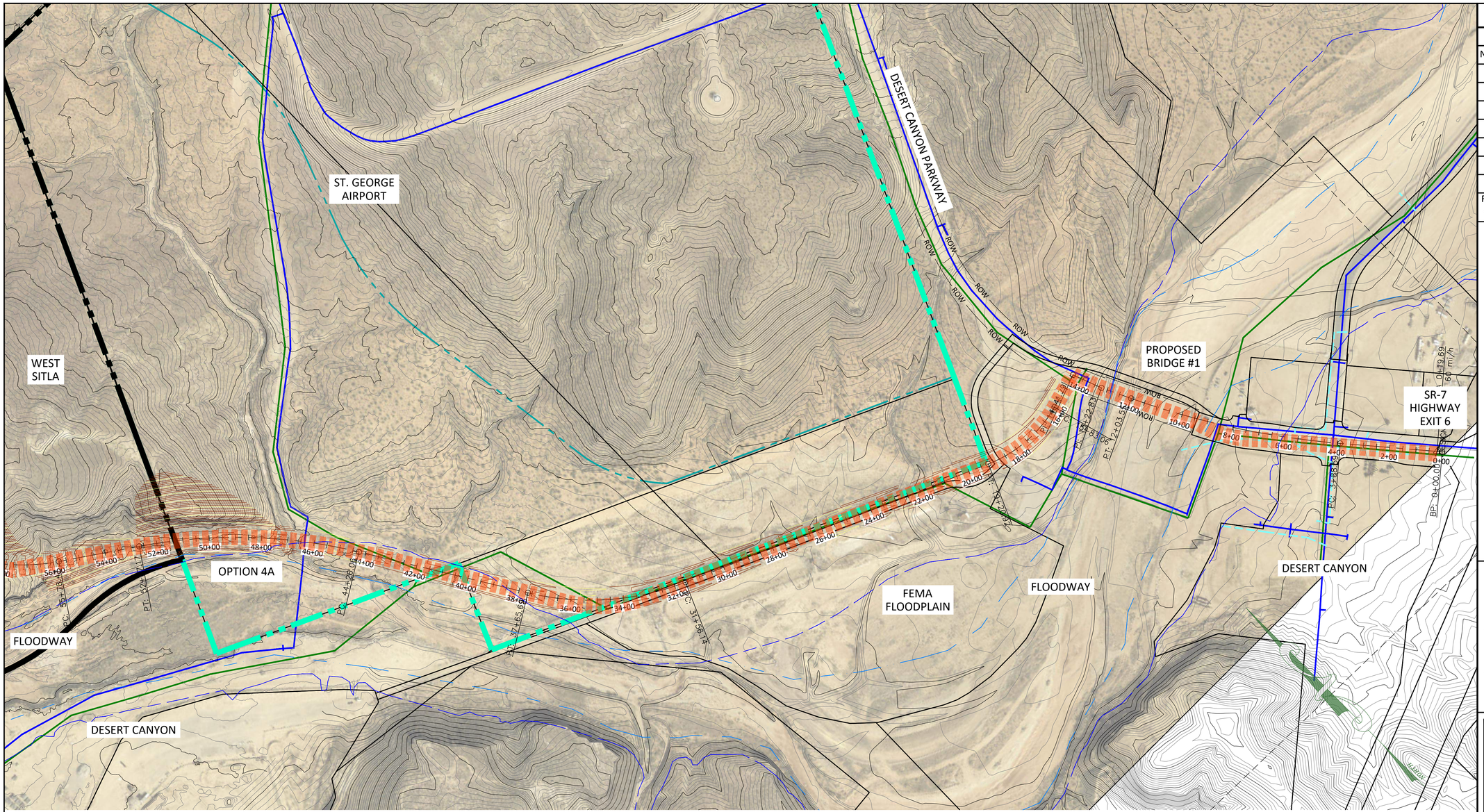
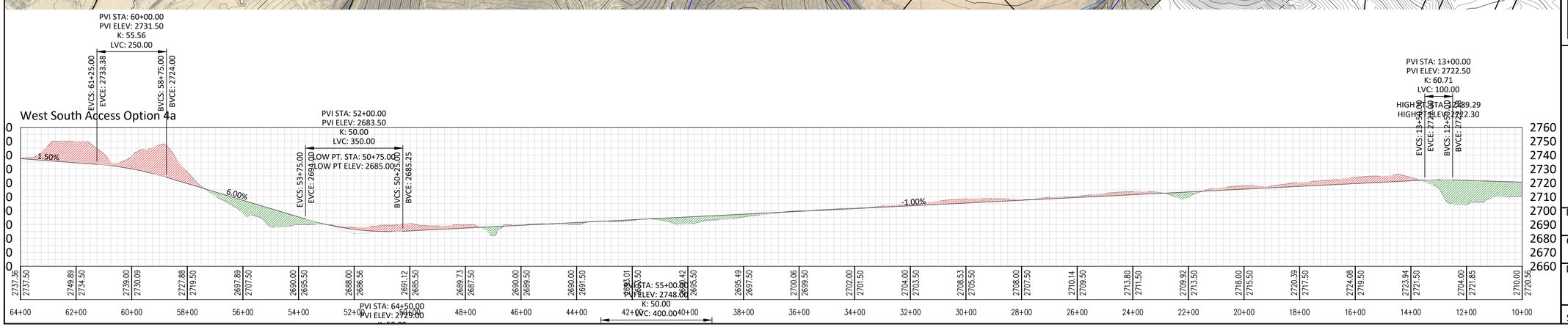
Drawing Sheet
Option 3

Sheet 5 of 8 Sheets





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WEST AIRPORT MASTER PLAN
WEST ACCESS OPTION 4A

FOR
SITLA
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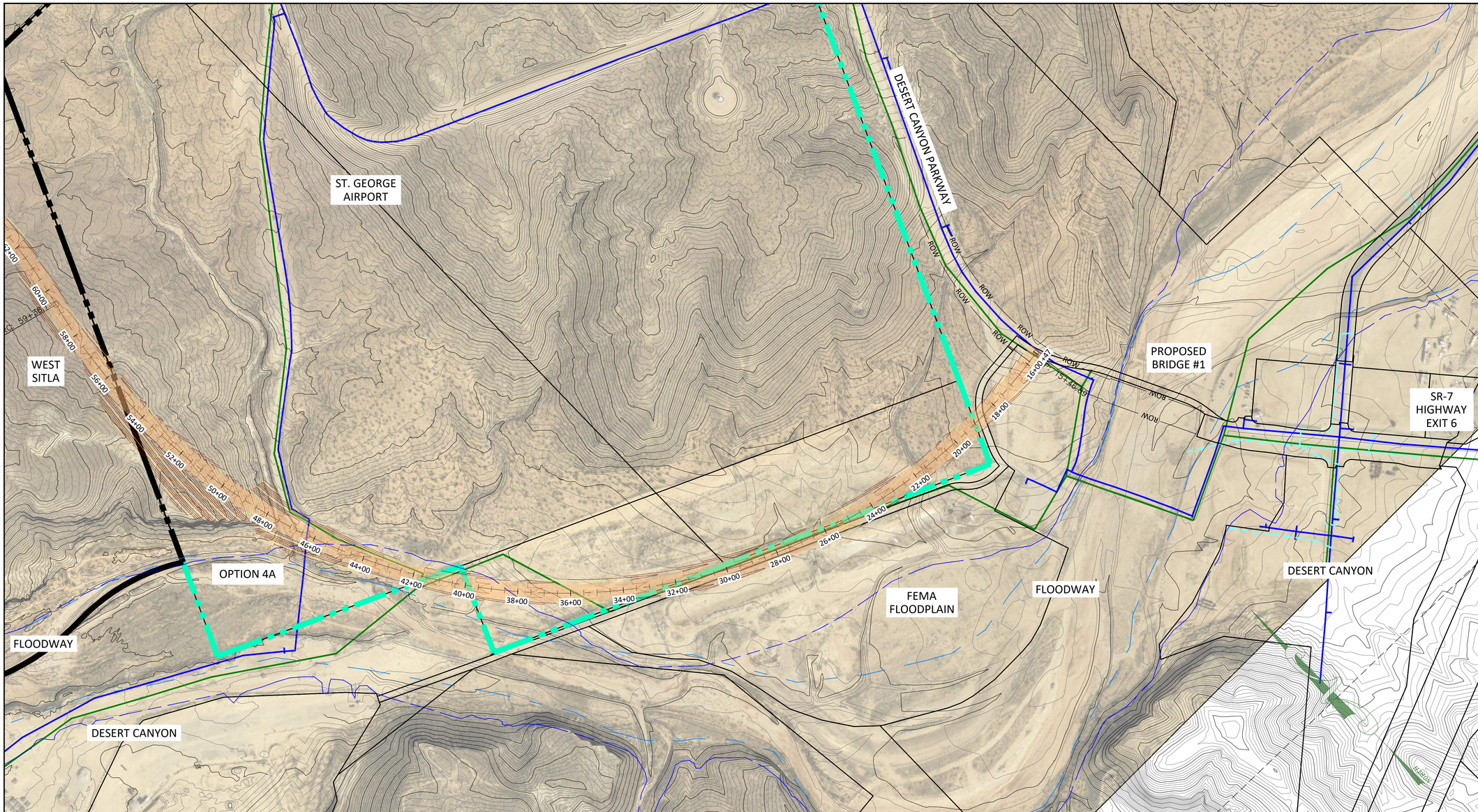
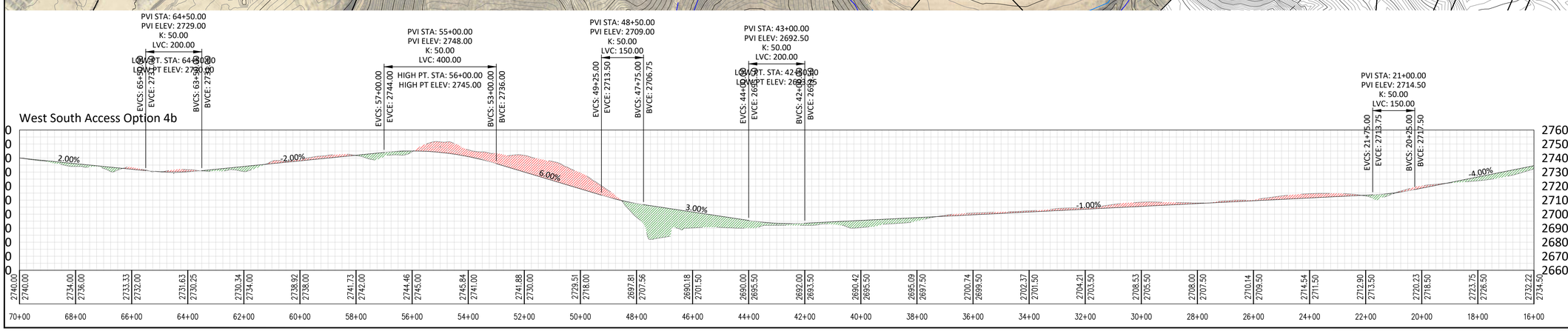
JAW	1" = 200'
Client No.	Project No.
4390	4390

Drawing Sheet
Option 4A

Sheet 6 of 8 Sheets





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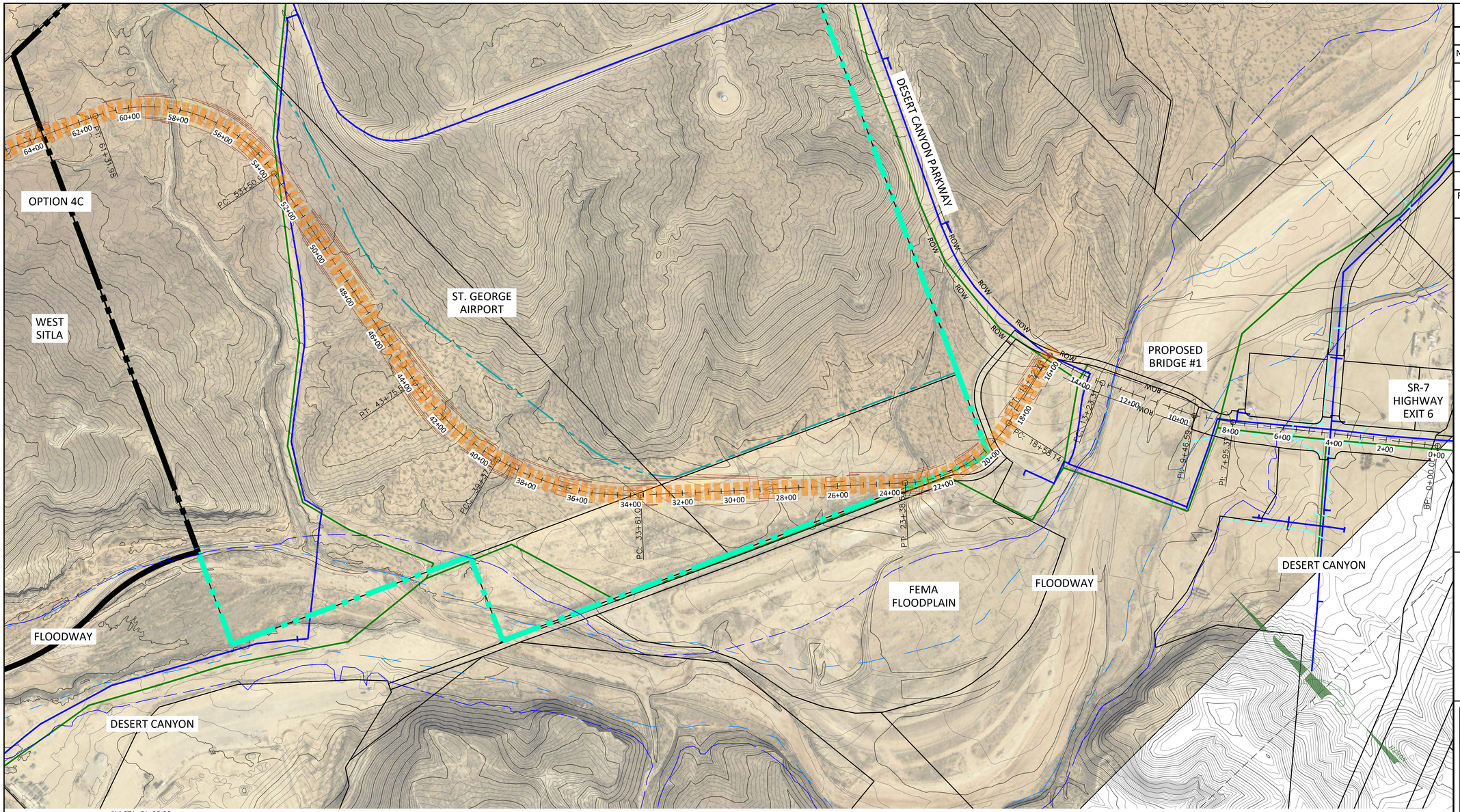
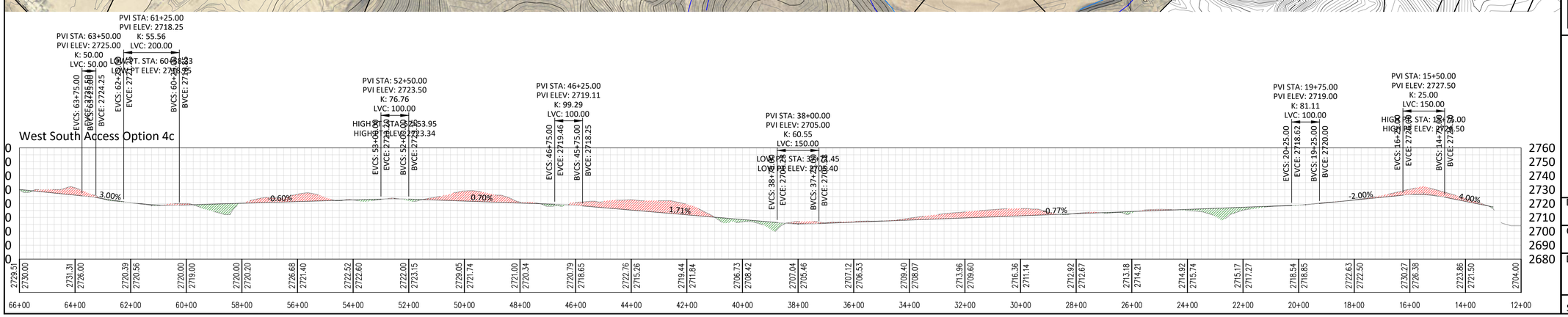
Option 4B

Sheet 7 of 8 Sheets





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WEST AIRPORT MASTER PLAN
WEST ACCESS OPTION 4C

FOR
SITLA
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ST. GEORGE CITY, UT

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Drawn By:	Scale:
JAW	1" = 200'
Client No.	Project No.
4390	4390

Drawing Sheet
Option 4C

Sheet 6 of 8 Sheets

Alleyway Events

Tabernacle and Main

Investment and Improvements

The city invested money to improve the area by adding pavers, lighting, murals, etc to bring more ambience and events and therefore business to the downtown area.

The hope was inspiring the sense of community and the beauty that we have access to in St. George.

How do we meet all the needs of those involved?

How do we want events in this space?
How does it affect businesses already here?

MAKERS ALLEY

This is the area the Organizers see and want.

Property Lines

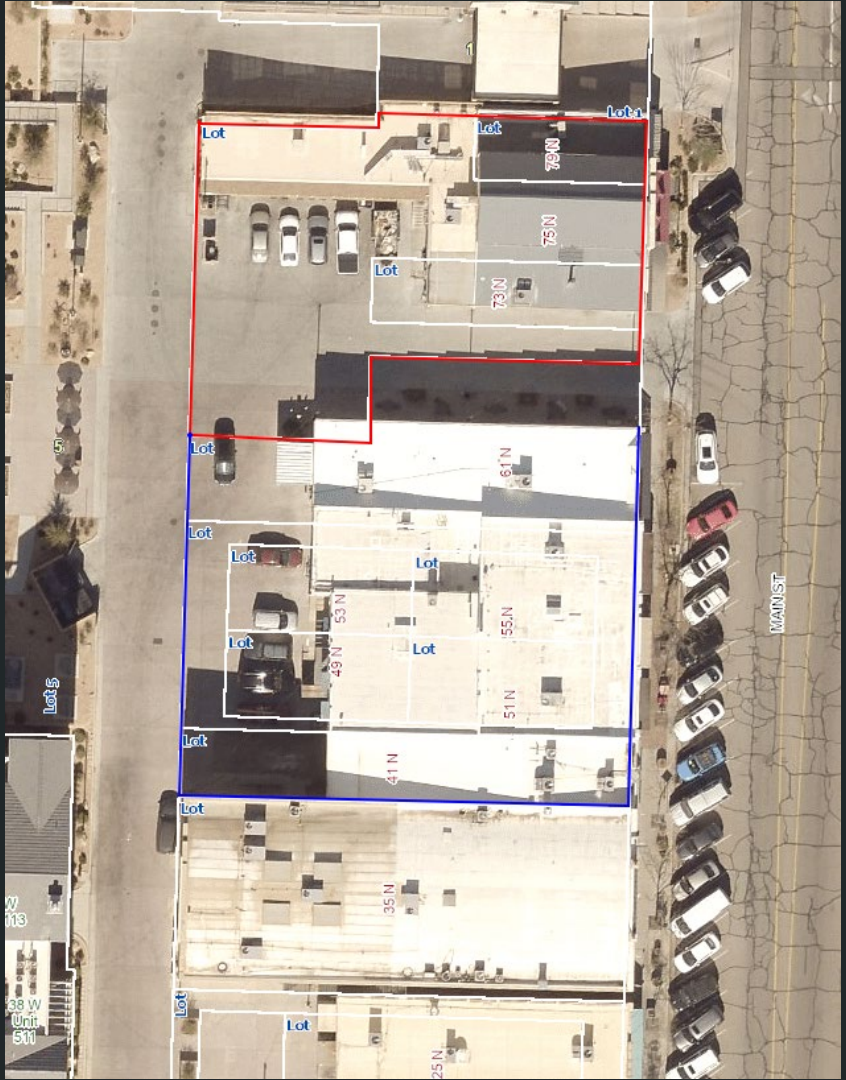
In the alley, there are owners that have property attached to the back of their businesses. Vendors have been setting up in all of it as none is clearly marked. Most of the businesses have a front door, except one. The only entrance is from the alley.

City Property

Outlined here is what the city owns.

Private Property

Here we see the property owned by others in the alley



I spoke to all the owners of businesses

Some opinions:

Advenire: We just need communication to be able to plan the valet.

Evergreen Salon: I don't like events in the alley at all as it closes us down and many times without much notice. We have no parking. It's taken by restaurants.

Antiques: Events are fine if we have other parking. All Main is taken by apts and hotel.

Pica Rica: We like events. We need parking on Main. Just close Main since no one can use it.

FS Coffee: Love events, not covering my store.

Organizers also wanted to be heard

Opinions:

- We love welcoming people in from Main Street and sending them down to Tabernacle for a **safe** shopping experience.
- We love the space and the atmosphere.
- It brings attention to the other shops and art in the area

The SGFD gave us their opinion on how to do events in this space safely.

The Advenire,
aph Collection
4.3 (208)
4-star hotel
Bear Paw Cafe
N Main St
N Main St
N Main St
Pica Rica BBQ
VCBO Archite
Gold Ore Store
Gold dealer
Food Truck Parking
Food Truck Parking
W Tabernacle St
Fin Half Ironman,
St George

Allowed for all events (red): This area begins at the sidewalk on Tabernacle and extends to the corner of the trash enclosure. The usable area extends from the curb face on the West side of the alley, measured perpendicularly 12 feet to the concrete cut. All display items must be inside the concrete cut. No mobile displays, seating, tables, or signage may be placed outside of the concrete cut.

Allowed only with local business approval (yellow): This area begins at the trash enclosure on the west side of the alley and extends to the change in colored concrete, at approximately the beginning of the drive aisle on the North side of the main building. It also extends out from the curb 12 feet in conjunction with the concrete cut. On the opposite side of the alley is another area available for events. It begins at the curb of the parking area and extends out 12 feet to another concrete cut. This area will only be made available with the SIGNED approval of the affected businesses in the alley. If a single business is not in favor of the event, and if accommodations cannot be made to satisfy the business owner, then this area will not be available for use during events. The east side of the alley is private property and its use must be granted. The West side approach must be held in reserve to allow for parking traffic, and to keep event attendees safe. Barricades or pylons must be placed as marked (green) to protect attendees.

Possibility to consider:

Closing Main Street

Businesses on both sides of the street welcome placing bollards on Main and blocking access to through traffic. The businesses can't use the parking in front as it isn't metered. Many park there all day. There are insurance issues also if their property is involved. They want more foot traffic and it would pull space from the alley leaving it open for The Advenire and EverGreen.

What else to consider?

With so many wanting this space, maybe we ***limit the days the space is used***, like we do with parks.

We love having events and supporting local businesses and keeping things in our community. ***Should we limit how far in advance they can request the dates?*** (Special Events are a year in advance.)

One event has scheduled it 18 times over the next year. Another wants one date in the middle of a Fri/Mon reservation. It will only build as more become aware.

How do we want this space used?

Do we want to use the alley as outlined by the SGFD or use it as an overflow and shut down Main?

Is there an answer in scheduling?

How do we make it available to all?