

LA VERKIN CITY PLANNING COMMISSION & CITY COUNCIL

Work Meeting

Wednesday, October 25, 2023, 6:00 p.m.

City Council Chambers, 111 South Main Street

La Verkin, Utah 84745

Present: Chair Allen Bice; Commissioners: Sherman Howard, Richard Howard, John Valenti, Matt Juluson, and Kyson Spendlove; City Council; Mayor Kelly Wilson, Patricia Wise, Richard Hirschi, and Chuck Hardy, Staff: Derek Imlay, Kevin Bennett, Christy Ballard, and Kyle Gubler; Public: Ryan Lee, Lance Ferguson, Brad Robbins-Sunrise Engineering. *Commissioners Hugh Howard, Councilmembers Blair Gubler, and Micah Gubler were excused.*

A. Call to Order: Chair Allen Bice called the meeting to order at 6:00 p.m.

The invocation was given by Richard Hirschi.

B. Business:

1. Discussion and direction on the development of the topside.

Derek explained the intent of the meeting is for Sunrise Engineering to break down the Planned Community Development (PCD) code so everyone understands the requirements.

The Bank is supposedly interested in taking the topside through the PCD process.

He gave a brief presentation. See Exhibit A.

Brad Robbins introduced himself by stating he has been a city manager, planning director, and utility director, so he has a lot of experience dealing with land use and land-use-type issues.

The first thing he did when he was brought in was to review La Verkin City's PCD Zone. It is a good zone with a lot of opportunities for the City.

The topside is almost 500 acres. That is a significant development with a lot of units and a lot of mixed-use. He passed out a letter from Sunrise Engineering that explained some different things, mainly that a city can be either reactive or proactive. La Verkin City wants to be proactive with this development and be a part of the process to ensure the project is the right thing for the City as a whole.

He attended a meeting with the developer who is present at this meeting and the attorney representing the Bank. The Bank is willing to work with the City in creating a plan for the property.

The second part of the letter deals with the different requirements associated with the development or study of this property. He recommends the City create a land use plan for the topside first. This will set up the ability to determine a utility plan, establish how many units there will be, and the type of street system.

Financing is always a concern. The State allows for Public Infrastructure Districts (PID), which is a separate issue but will be discussed if this development progresses forward.

He recommends La Verkin to be proactive with this project. We want to control what goes on in the boundaries of our City. Both property owners appear willing to work with the City, so take advantage of that.

Councilwoman Wise pointed out there is additional land, other than the Bank property, that is developable. Was that taken into consideration when discussing infrastructure?

Brad explained that if the City decides to move forward, he will talk with SITLA to try and get them to be part of the larger plan. They are the only other property owner willing to develop. BLM owns the remaining parcels which are not for sale.

The PCD Zone allows the City to figure out a larger plan for the area if the whole area is zoned PCD, which it is.

There is another property owner who owns 40 acres, and they are here to make a presentation as well.

He went over other types of zones for this specific 40-acre, if necessary, that could be incorporated into the overall plan when it gets created.

Derek explained our current zones probably will not apply to the topside. Brad will help the City create topside-specific zones that would allow clustering, stacked residential, and mixed-use commercial/residential. Ryan Lee has purchased approximately 42 acres from SITLA, which is only partially in the PCD Zone. The City feels we need to remove the property from the PCD Zone because it is for large-scale developments and create a zone suited for what Mr. Lee wants and what is best for La Verkin. The property would still be included in the master plan.

Kyle reported the representative from America First indicated they will have a rough draft of what they plan to do with the property ready to submit to the City and SITLA in the next couple of weeks.

Ash Creek Sewer District has also approached SITLA regarding how the sewer line will affect their property.

Ryan Lee passed out a brochure of his luxury rental unit development in Springdale, LaFave. He and Lance Ferguson are Stonewater LLC. They are interested in building a similar business on 42 acres they are in the process of purchasing from SITLA off the Overlook Road on the topside.

He gave an overview presentation on the project they wanted to create there.

Access to the rock-climbing trail is on this property, and they do not plan on curtailing that access.

They would like to get started as quickly as possible, understanding there are zoning and infrastructure issues that need to be worked out. They have begun working with an engineering firm and the City staff on those items.

There were questions from the Commissioners and Councilmembers regarding road access, parking, utility, and landscaping/trail options that Ryan, Lance, and Brad all helped answer as much as possible.

Derek reported this item will start with the Planning Commission in November.

Councilwoman Wise recommended the Planning Commission and City Council consider the long-term effect of developing the topside. Do we want two separate communities? If not, as we work through the PCD, we need to think about incorporating lower La Verkin with upper La Verkin.

We need to be aware of the Master Trails Plan in the discussion because open space activities attract a lot of tourism.

Derek reiterated what Brad said earlier: we have the opportunity now with the Bank, and Ryan willing to work with the City to create something we all will be happy with.

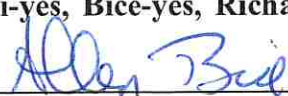
This will become a focal point for the Planning Commission.

Brad mentioned if the City doesn't do something comprehensive, you won't have the connection between the lower part of town and the upper bench. The way for the City to move forward comprehensively is to go through the master plan process.

Kevin is retiring, and this was his last Planning Commission meeting. He wanted the Commissioners to know they were a cherished part of his time as a city attorney.

C. Adjourn:

The motion was made by Commissioner Sherman Howard to adjourn, second by Commissioner Matt Juluson. Spendlove-yes, Sherman Howard-yes, Valenti-yes, Bice-yes, Richard Hirschi-yes, Juluson-yes. The motion was carried unanimously at 7:26 p.m.



Planning Commission Chair

8 Nov 23

Date Approved

PCD_(THE TOPSIDE)
PLANNED
COMMUNITY
DEVELOPMENT

PURPOSE OF THE TOPSIDE

- *The purpose of this chapter, and any rules, regulations, specifications, and procedures hereafter adopted, is to promote the public health, safety, and general welfare through provisions designed to establish a planned community development zoning district which will:*
- *Provide for the harmonious and coordinated development of the city by allowing for the systematic implementation of large residential or mixed-use development proposals*
- *Facilitate large-scale, mixed-use developments incorporating various types of residential, commercial, and industrial uses and zoning concepts which may create significant impacts on the city, while maximizing the public benefit from such developments, and minimizing any adverse impacts of such developments.*
- *Provide a streamlined review procedure for such development proposals designed to accommodate a multiple phased approach to design, and construction of large residential or mixed-use developments.*
- *Prevent the waste of public and private resources and the escalation in the cost of development associated with duplicative land development, review and approval procedures, regulations, and amendments thereto.*
- *Encourage continuity in design and planning of large residential or mixed-use projects.*
- *Ensure adequate open space for traffic, recreation, light, and air; and*
- *Facilitate the conservation and production of integrated municipal streets, transportation, water, sanitation, and other related utility systems.*

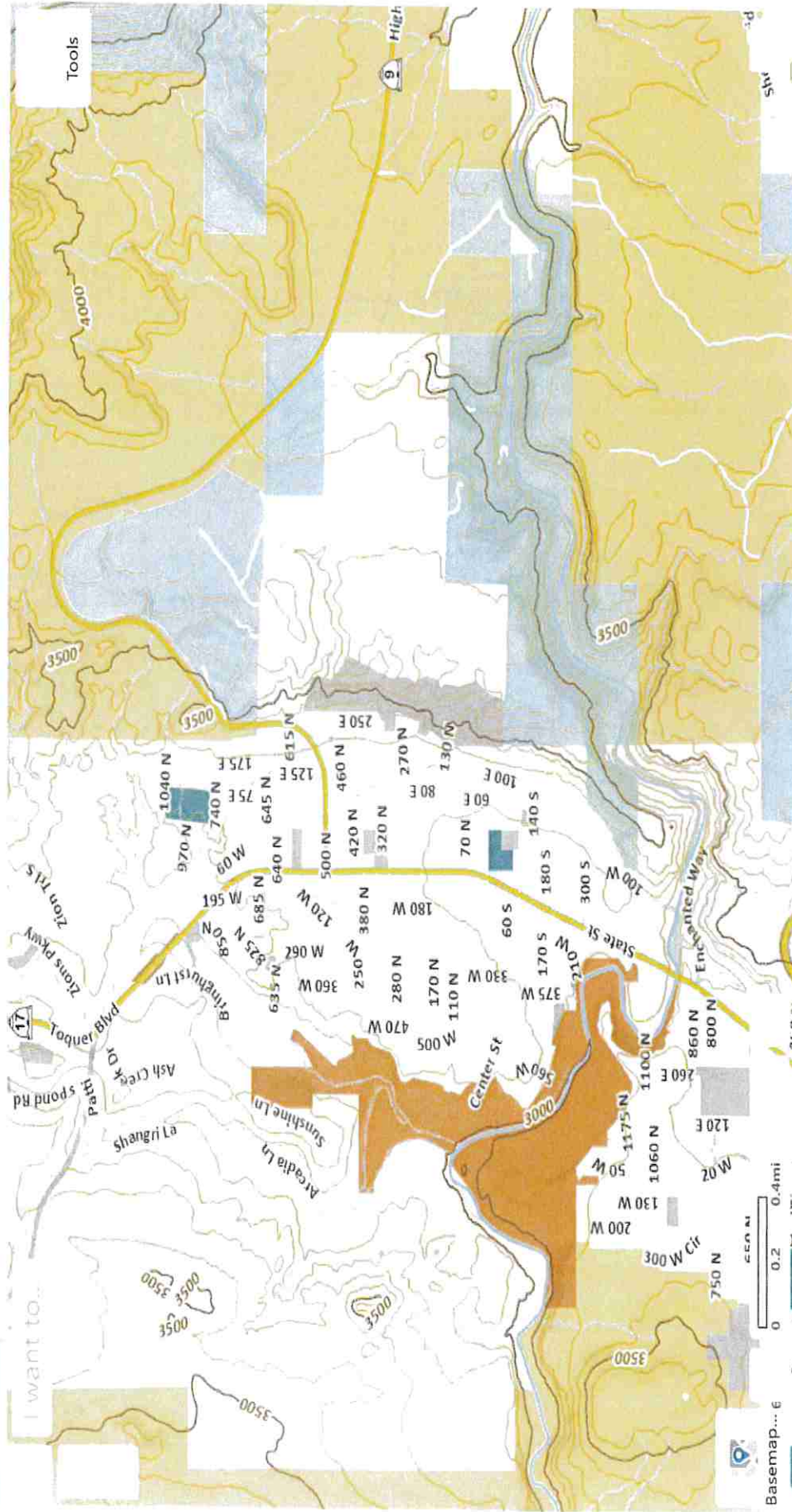


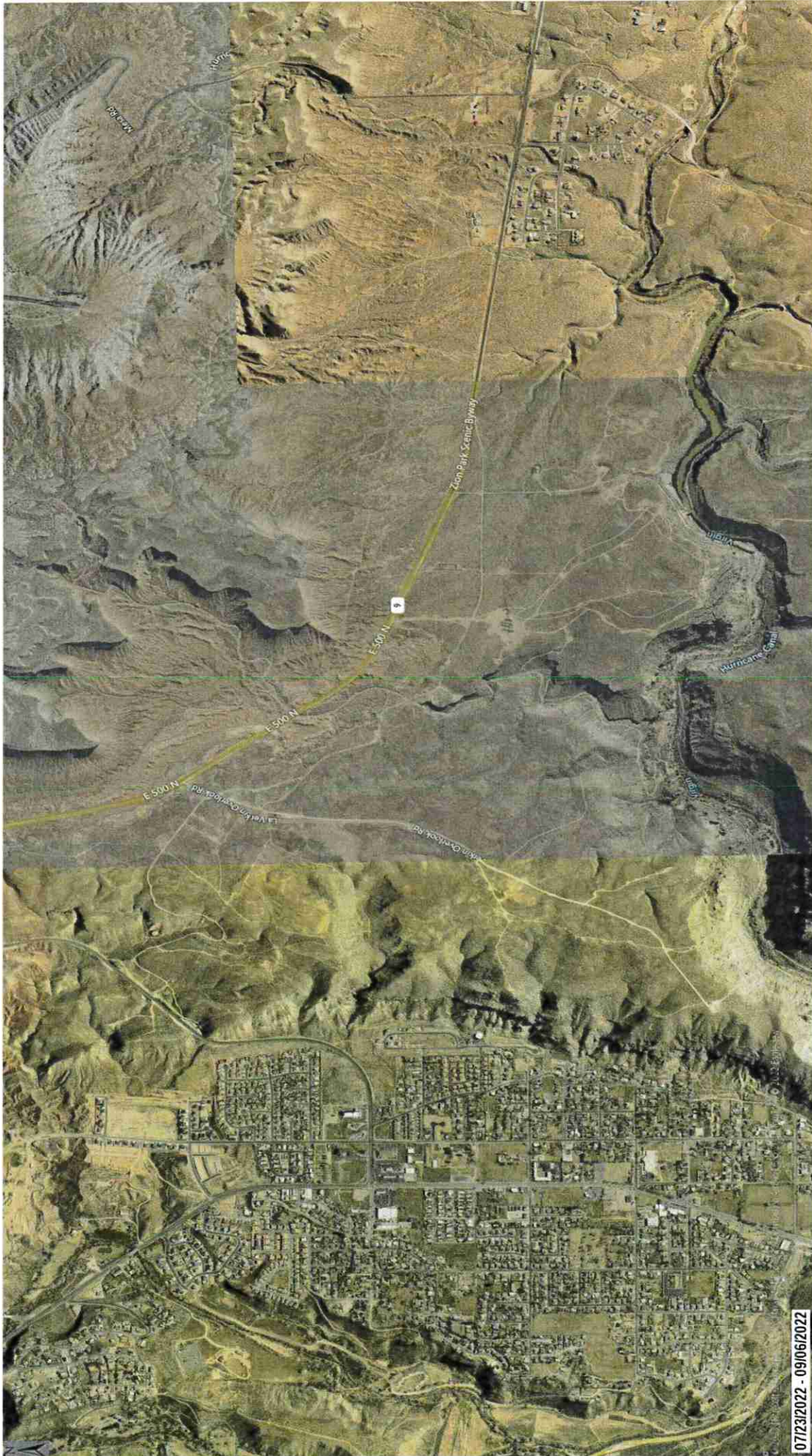
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