

LA VERKIN CITY PLANNING COMMISSION

Regular Meeting

Wednesday, January 24, 2024, 6:00 pm.

City Council Chambers, 111 South Main Street

La Verkin, Utah 84745

Present: Chair Allen Bice; Commissioners: Sherman Howard, Richard Howard, Kyson Spendlove, and John Valenti; Staff: Derek Imlay and Christy Ballard; Public: Patricia Wise.

Commissioners Hugh Howard and Matt Juluson were excused.

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

The invocation and Pledge of Allegiance were given by Richard Howard.

B. Approval of Agenda:

The motion was made by Commissioner Sherman Howard to approve the agenda, second by Commissioner John Valenti. Valenti-yes, Richard Howard-yes, Sherman Howard-yes, Bice-yes. The motion carried unanimously.

C. Approval of Minutes: January 10, 2024, regular meeting

The motion was made by Commissioner Richard Howard to approve the January 10, 2024, regular meeting, second by Commissioner John Valenti. Sherman Howard-yes, Bice-yes, Valenti-yes, Richard Howard-yes. The motion carried unanimously.

D. Reports:

City Council-Councilwoman Wise reported on the January 17, 2024, City Council regular meeting.

Commissioner Spendlove arrived at 6:04 pm

Director of Operations-Derek presented the architectural renderings submitted to the city from the storage unit facility on Center Street. He feels the developer has tried to capture the intent of the ordinance. The heights are limited, and the residential side's block wall will be tall enough that the storage units will not be visible.

The staff is reviewing the civil plans now. The developer still needs to submit drainage and soil studies.

This project could start in the next couple of months.

The ground cover has not been determined based on what they have presented, but he had seen the matting surface presented by the developer when he was visiting Virginia. It looked nice, and he thinks it will help with drainage.

The developer must re-route Ash Creek Sewer District's line from 160 West to Center Street. They will also need to loop the waterline.

E. Business:

1. Discussion regarding proposed additions to Title 10, Chapter 1, Section 6, Definitions, of the La Verkin City Code.

Derek explained the proposed changes to this section stem from trying to define condos, timeshares, and apartments. However, after speaking with the mayor, he didn't feel we needed to get into the definitions.

The mayor would like these uses removed from the Tourist Commercial Zone, so he is proposing the Commissioners consider removing 10-6G2-2, 3, which states, "Condominiums and timeshare units, with a development agreement."

Staff are concerned that if we leave the definitions in the code but remove the use, people may think the use could be added back into the code. The mayor doesn't want condos and timeshares as an option. He is afraid this use could be a route people could use to get vacation rentals and the city has no way to police that.

Commissioner Valenti clarified that this would leave the vacation rental definition as it is and remove condos altogether.

Derek replied that was right. The only thing that “saves us” right now with not having a listed definition for a condo is the code states “with a development agreement”. A development agreement must benefit both parties. He doesn’t see where someone presenting condos or timeshares to the city would benefit us. However, if we know we don’t want them in La Verkin, we should remove them from the code to prevent any issues. We still get asked weekly about vacation rentals and vacation rental resorts. The mayor was worried this would be a loophole to bring them into the Tourist Commercial Zone. The city is prepared to allow them on the topside but wants to protect the commercial property on the bench, even though not many would qualify for this use.

If the Commissioners want to continue moving forward with condos and timeshares, you can do that.

Commissioner Spendlove said he feels it is not bad to have the option for condos and timeshares for the topside and would not want to remove it, only to add it back in again.

The Commissioners discussed different ways to keep the use in the code but restrict them to topside only.

Derek said he understands we don’t want to create two separate La Verkin’s, but he also doesn’t see how the current zones could apply to the topside. There are options the topside has that we don’t have down here. Condominiums and timeshares are more appropriate on the topside and can be included when we create vacation rental resorts for that area.

Commissioner Bice pointed out that while we want the topside to be La Verkin with us, the new style of architecture and designs are different.

2. Presentation and discussion on removing condominium and timeshare units as allowed use in the Tourist Commercial Zone.
Discussed with business item 1.

F. Adjourn:

The motion was made by Commissioner Kyson Spendlove to adjourn, second by Commissioner Sherman Howard. Sherman Howard-yes, Richard Howard-yes, Bice-yes, Spendlove-yes, Valenti-yes. The motion was carried unanimously at 6:27 pm.

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Date Approved

Allen Bice

Planning Commission Chair