



LA VERKIN CITY PLANNING COMMISSION

Regular Meeting

Wednesday, June 10, 2015 6:00pm

City Council Chambers, 111 South Main Street

LaVerkin, Utah 84745

Present: Chair Anna Andregg; Commissioners: Kelly Wilson, Allen Bice, Karl Benson, and Hugh Howard; Staff: Kyle Gubler, Kevin Bennett and Christy Ballard; Public: Richard Hirschi and John Valenti.

Derek Imlay has been excused.

I. Call to Order: Chair Anna Andregg called the meeting to order at 6:00pm. The Invocation and Pledge of Allegiance was given by Karl Benson.

II. Approval of Minutes:

Commission may approve the minutes of the May 13, 2015 regular meeting.

Motion was made by Commissioner Allen Bice to approve the May 13, 2015 regular meeting minutes as corrected, second by Commissioner Kelly Wilson. Andregg-yes, Hugh-yes, Wilson-yes, Bice-yes, Benson-yes. Motion carried unanimously.

III. Approval of the Agenda

Motion was made by Commissioner Kelly Wilson to approve the agenda as written, second by Commissioner Karl Benson. Bice-yes, Andregg-yes, Wilson-yes, Howard-yes, Benson-yes. Motion carried unanimously.

IV. Reports:

1. Beautification/Trails Committee-Commissioner Bice reported the Fifth graders have repainted the "L". The next State Street Clean-up will be October 2-3rd.
2. Director of Operations-Kyle reported Sunset View Estates has been approved by the City Council. The State Coach Grill should be opening the end of June/beginning of July. The State Street Project is behind so they may not re-do the east side of the road. The intersection of SR17 and SR9 is being rebuilt.

V. Business:

1. Discussion on requirements and allowed uses in proposed Transition Zones. Commissioner Andregg stated Derek has redone the map and asked if the Commissioners had any ideas on how to handle the transition zone. She suggested businesses be regulated by setbacks, square footage, and noise.

Commissioner Bice pointed out residents will be mixed in with businesses and suggested they both follow the same noise, parking and light regulations. If a business fits within those parameters, they shouldn't be a problem for the neighbors.

Two businesses that look the same on paper may not both fit into this type of zone and while he is not in favor of Conditional Use permits, allowing them could enable the Planning Commission to look at each individual business that would like to go into the zone, if that would be the best way to regulate it.

Commissioner Benson feels traffic needs to be taken into consideration. He also thinks it should be as inclusive as possible to allow people the freedom to operate their business, as they want, at the same time protecting the neighbors.

Commissioner Wilson commented there has to be some way to define it that would include the regulations but at the same time making it all-inclusive.

The Commissioners listed some items that they feel need to be taken into consideration. They were traffic, noise, parking, and delivery times.

Kyle mentioned there is a business waiting to see what the Commissioners decide. He also stated the time of day trucks are being loaded and unloaded is a current issue some residents have with a business in town so the Commissioners may want to consider that. Delivery times both in and out have been mentioned but the type of delivery vehicle could be an issue also.

Kevin explained the current ordinance does not prohibit semi-trucks on residential streets. The only vehicle our Code prohibits is four-wheelers, and that may need to change because the Legislature just allowed four-wheelers everywhere. The City does have a night sky ordinance requiring lights be pointed down but that is mainly for streets and parking lots. Most businesses are closed by 6pm, some may not, but requiring the lights be pointed down should alleviate any issues.

Commissioner Benson suggested putting a time restriction on lighting. Requiring the business has only a security light on after a certain time.

Commissioner Andregg asked if parking spots are based on square footage.

Kyle replied it depends on the type of business, for example, a grocery store will require more parking than a repair shop. It would be up to the business owner to have parking for their business, they can't rely on on-street parking.

Commissioner Wilson asked if Kevin had checked with other cities to see how they handle transition zones.

Kevin replied he had and has a list for discussion of possible permitted uses and restrictions for transition zones.

Derek has reviewed the list and he likes it.

Kevin passed out his list.

He mentioned cities call their transition zones many different things but we are all trying to bridge the strictly residential zone and the strictly commercial zone.

Commissioner Andregg would like the Commissioners opinion on the new map.

Kyle mentioned there is a business interested in this discussion because they may want to relocate to La Verkin to the property directly east of 180 West. It would be a light industry type business. Right now it is zoned R-1-8; this map has it zoned as General Commercial.

Kevin stated he has nothing listed for Light Industrial.

Commissioner Benson would like to add childcare to the permitted uses list.

Commissioner Andregg asked what needed to be done to move forward with this item. The list is what the Commissioners had looked at before the discussion of not specifying the types of business started.

Kevin said it would be nice to not have to list each type of business but the only way to do that would be to have the Planning Commission review each business.

The City doesn't want to be so restrictive that business owners need to come to the Planning Commission to find out if their business would be allowed, you also don't want each business owner having to come to the Planning Commission to get approval.

Kevin has added to the list; shipping/delivery times, hours of operation, traffic, lighting, and add childcare facilities.

Kyle mentioned it would be hard to list every type of business and wondered if a business not listed could be subject to review.

Commissioner Bice commented, it would be impossible to list every business but if a business is similar to one listed, it would be approved.

Kevin thought Derek left the parcel next to 180 West General Commercial so a light industrial company may go in there. The idea of the transition zone is not for light industrial, but bridging commercial into residential.

Kevin discussed neighboring resident's land being contaminated by businesses such as dry cleaners from the chemicals used and the land in Silicon Valley, California being contaminated from all the startup computer companies in people's garages.

Commissioner Andregg and Commissioner Wilson would like to add hazardous chemicals to the restrictions.

They both like the list Kevin put together.

Commissioner Howard would like Kevin to put something together from the list including the additions and adding a provision for review for businesses not listed.

Kevin mentioned the buildable area left in La Verkin is small enough that it makes planning hard. The idea behind this proposed zone was trying to keep fully commercial along the corridor but allow for the mom and pop type businesses as a bridge to the residential.

Kevin discussed pushing the parking to the back of the businesses to keep the residential feel.

There was a discussion on changing our current landscape ordinance to include smaller businesses and stating "all applicable ordinances" in this transition zone ordinance.

Commissioner Andregg said she would like the parking in the back of the business with landscaping required in the front.

Commissioner Andregg asked the Commissioners their opinion on the proposed map.

The Commissioners were all in favor of the proposed map. They like the proposed zoning with the freedom it will give people at the same time the regulations to protect the residents.

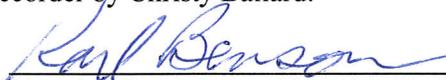
Commissioner Benson asked the status of vacation rentals.

Kyle replied the topic will be discussed at the next City Council meeting.

VI. Adjourn:

Motion was made by Commissioner Kelly Wilson to adjourn, second by Commissioner Hugh Howard. Andregg-yes, Bice-yes, Howard-yes, Wilson-yes, Benson-yes. Motion carried unanimously at 6:50pm.

Minutes taken on behalf of the City Recorder by Christy Ballard.



Planning Commission Chair Pro Tem



Date Approved