



LA VERKIN CITY PLANNING COMMISSION

Special Meeting

Wednesday, June 24, 2015 6:00pm

City Council Chambers, 111 South Main Street

LaVerkin, Utah 84745

Present: Chair Pro Tem Karl Benson; Commissioners: Kelly Wilson and Allen Bice
Staff: Kyle Gubler, Derek Imlay, and Troylinn Benson; Public: Richard Hirschi, Dwayne Fielding, and Connie from Accuform.

Commissioners Anna Andregg and Hugh Howard have been excused, along with Kevin Bennett.

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

II. Approval of the Agenda

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

III. Reports:

1. Beautification/Trails Committee-There has not been a meeting.
2. Director of Operations-Nothing to report.

IV. Business:

1. Presentation, discussion and possible action to set a public hearing for a proposed zone change from R-1-8 to General Commercial for parcel LV-107-A-2, a 2.90 acre parcel located directly east of 180 West, for July 8, 2015.

Kyle explained the parcel is directly east of 180 West and is bordered on the south by 200 North and the north by Stowell's subdivision. There is a parcel between this one and the car wash on State Street.

The requesting business is Accuform, and is an injection molding company that is currently in Hurricane but would like to relocate to La Verkin. However, they do not want to purchase the property if the zone is not changed.

They have two buildings planned for this property.

The Sewer District does not think it will affect their system. The unused material is sent off to be recycled.

Chief Kuhlmann is familiar with the business and does not have an issue.

Staff is in support of the zone change to General Commercial and feels this would improve the property.

This property would be affected by the transition zone.

Part of the requirement for Accuform will be to make 180 West a fifty-foot road with curb and gutter on their side of the street that will continue the length of their property. The road will also be paved half, plus 10 feet. The back portion of the parcel will be undeveloped at this point.

If the transition zone passes, the business would be grandfathered in if this parcel were included in that change.

The property between this parcel and the car wash is currently zoned Commercial.

Commissioner Wilson asked if the property owner was in favor of this zone change.

Kyle explained the property owner could follow this same process to have it changed back, or Hurricane will change the zone contingent upon the sale of the property and that may be an option.

Once the public hearing is set and the notification letters go out, we may hear from the property owner and/or the neighboring residents.

The hours of operation for Accuform are 9-5. The delivery times are throughout the day and are mainly UPS/ FedEx trucks. Noise doesn't appear to be an issue and, according to Ash Creek and the Fire District, neither is odor.

The only thing the Planning Commission needs to do tonight is set the public hearing for July 8th.

Connie from Accuform arrived at 6:12 pm.

Connie reported Accuform has been in business since 1987 and started in California. They moved to Hildale in 1996 and then moved to Hurricane. The property they have in Hurricane is not large enough to expand the business. It is a very clean business, very low tech. There is not a lot of product that isn't reutilized. They are a manufacturing company that is primarily automotive, but they do a few other products. They currently have 20 employees but that may increase with the expansion.

Dwayne Fielding is the owner and feels very strongly it is important to be part of the community. He would like to make the building very attractive and useful for everyone. The parking will be in the front of the property along 200 North, there will be 12 parking stalls, and along the back of the building against the factory. The trees will be staying.

Storage will be in a building that will be built along 180 West.

Connie showed the Commissioners the proposed layout.

Kyle mentioned any parking concerns will be dealt with by the City Code.

Commissioner Benson feels R-1-8 is the wrong zoning for that parcel and the options are Commercial or Transition. His main concern is that it doesn't create an issue for the people living next door.

Connie explained the business is all inside the building. There is one machine that is noisy but it will be in a pit on the opposite side of the building from the homes. The storage building will also act as a barrier for any noises. Semi-truck deliveries are finished by 2:30pm.

The Landscaping Ordinance does not apply to businesses not on State Street but Accuform does not plan on putting up a wall, just a sloped grass area up to the buildings.

Motion was made by Commissioner Kelly Wilson to set a public hearing for a proposed zone change from R-1-8 to General Commercial for parcel LV-107-A-2, a 2.90 acre parcel located directly east of 180 West for July 8, 2015, second by Commissioner Allen Bice. Wilson-yes, Benson-yes, Bice-yes. Motion carried unanimously.

Kyle suggested Connie and/or Dwayne be at the public hearing prepared to make a presentation with visuals.

Dwayne Fielding arrived at 6:20pm.

V. Adjourn:

Motion was made by Commissioner Kelly Wilson to adjourn, second by Commissioner Allen Bice. Bice-yes, Wilson-yes, Benson-yes. Motion carried unanimously at 6:24pm.

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



Planning Commission Chair Pro Tem

7/22/15

Date Approved

