



LA VERKIN CITY PLANNING COMMISSION

Special Meeting

Wednesday, July 22, 2015 6:00pm

City Council Chambers, 111 South Main Street

LaVerkin, Utah 84745

Present: Chair Pro Tem Karl Benson; Commissioners: Kelly Wilson, Allen Bice and Hugh Howard; Staff: Kyle Gubler, Derek Imlay, Kevin Bennett and Christy Ballard; Public: Connie Walling-Accuform, Kim Campbell, Richard Hirschi and John & Rose Valenti.

Commissioner Anna Andregg has been excused.

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 Allen Bice.

II. Approval of Minutes:

Commission may approve the minutes of the June 24, 2015 special meeting and the July 8, 2015 regular meeting.

Motion was made by Commissioner Allen Bice to approve the June 24, 2015 special meeting minutes, second by Commissioner Hugh Howard. Wilson-yes, Howard-yes, Bice-yes, Benson-yes. Motion carried unanimously.

Motion was made by Commissioner Hugh Howard to approve the July 8, 2015 regular meeting minutes, second by Commissioner Kelly Wilson. Wilson-yes, Howard-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 Allen Bice. Bice-yes, Howard-yes, Benson-yes, Wilson-yes. Motion carried unanimously.

IV. Reports:

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

V. Business:

1. Discussion and possible action to recommend approval for an Ordinance amending the City Zoning Map of and for the City of La Verkin, rezoning from One Family Residential (R-1-8) to General Commercial (C) the property bounded on the south and west by 200 North and 180 West streets.

Connie Wallin is the General Manager of Accuform Plastics. They would like to build their factory on this property. The Company is currently in Hurricane and has been since 2001. They would like to relocate to La Verkin.

Commissioner Karl Benson read a letter received on July 9th, one day after the public hearing for this issue. See attachment A.

Commissioner Kelly Wilson read the last meetings minutes, particularly the citizen comments. He has been through several plants that extrude plastics and they have been very clean businesses, there were no odors. He doesn't think some of the concerns mentioned will be an issue. He also pointed out 180 West will become an improved street.

Commissioner Bice pointed out La Verkin does not have room for an Industrial Park. This type of business is currently allowed in the City and the property in question would have become part of the Transition Zone that would have allowed it. It is eight tenths of a block off State Street, which is zoned Commercial and neighbors a parcel that is currently in the Commercial zone.

Commissioner Howard's concern is with the semi-trucks that will be unloading twice a week and exiting on 180 West.

Connie said the trucks would come in off 200 North, unload between the two buildings, which will help with the sound, and then circle and go out the same way they came in, onto 200 North. The exit on 180 West will be for employees.

Motion was made by Commissioner Kelly Wilson to recommend approval for an Ordinance amending the City Zoning Map for the City of La Verkin, rezoning from One Family Residential to General Commercial the property bounded on the south and west by 200 North and 180 West streets contingent on the sale of the property to Accuform, second by Commissioner Allen Bice. Wilson-yes, Howard-yes, Bice-yes, Benson-yes. Motion carried unanimously.

2. Presentation, discussion and possible action to set a public hearing for a proposed Development Agreement for a height allowance for a four-story hotel to be built on the parcel located at 101 E 500 N (LV-HOT-1), for August 12, 2015.

Kim Campbell is the architect for this project. The different heights of the hotel were included as exhibits in the Development Agreement as well as information from other municipalities regarding the number of parking stalls required per room. They are requesting 1.1 stalls per room instead of the current number 1.5.

Commissioner Bice asked if the new hotel would have a station on the second or third floor for fire fighters to get to for the fourth floor.

Mr. Campbell replied yes, the stair towers go all the way up to the roof for that purpose.

Commissioner Benson asked if the project depended upon the height allowance going through.

Mr. Campbell said that La Quinta has a set prototype and this is the new prototype. There are some changes architects are allowed to make but the height is not one of them.

Derek pointed out this building will be eight feet taller than the current hotel. The new height has been discussed with Chief Kuhlmann from the Hurricane Valley Fire District and while there will be some additional requirements he is in favor of the project.

Commissioner Wilson feels if the issue with the height of a building has been resolved with the fire department, he doesn't feel there should even be a regulation for it.

Commissioner Bice has discussed this with Chief Kuhlmann and he mentioned he doesn't have an apparatus or staff to cover a building this size but can't until the building is here to justify having them. This is not going to be the only four-story building in his area so the Chief is planning to get two more ladder trucks.

Kyle reported the new La Verkin fire station would be big enough to handle a large apparatus.

Commissioner Benson asked the percentage of lot that will be building and parking and about the setback from the street.

Mr. Campbell replied the south half of the property will be developed, the west half will be vacant. The setback is farther than required; it will be about eighty-five feet off the road. The height of a building is always a concern and people worry about their view shed. This building will be aesthetically pleasing and should not ruin anyone's view because it is nestled against the hillside.

Derek mentioned the building would be at the front of the parcel so the view from Zion View Estates shouldn't be interrupted. This type of business will help increase La Verkin's revenue. Staff has reviewed the project and supports it.

Commissioner Howard is in favor of setting the public hearing.

Commissioner Benson mentioned if there is going to be a public hearing for the Development Agreement, we should have both items ready to discuss.

Kevin explained the proposed changes in Business Items 3 & 4 need to go through the process of amending the Development Code. The ordinances to do that have not been written yet. The Development Agreement accomplishes what needs to happen for this project to start and it is ready for a public hearing.

Derek reported the height issue is not critical right now and can be addressed later because the Development Agreement will take care of it for this project. Thirty-five feet is a standard listed maximum height all across the United States and is commonly addressed by conditional use permits.

The parking issue will be the next thing that needs to be addressed. It does affect this project. The surrounding communities all have a 1.1 parking stalls per room requirement with a minimum of three staff parking stalls. La Verkin's current requirement is 1.5 parking stalls per room.

Commissioner Benson pointed out buses fill up rooms but don't need many parking spots. He doesn't have a problem with changing the parking requirements.

If a "sleeping unit" is referring to a bedroom, he is fine with making the change to vacation rentals as well.

Derek commented this ratio seems to be a good medium.

The zone R-3-6 currently requires two onsite and two offsite parking spots and that seems like a lot so we may want to re-do the requirement for that zone at some point in the future.

Kevin explained we have a Code that creates a need to use up so much property for parking there is not much left for landscaping.

Motion was made by Commissioner Hugh Howard to set a public hearing for the proposed Development Agreement for a height allowance for a four-story hotel to be built at 101 E 500 N for August 12, 2015, second by Commissioner Kelly Wilson. Wilson-yes, Howard-yes, Benson-yes, Bice-yes. Motion carried unanimously.

3. Presentation and discussion on a proposal to change the building height allowance for Retail Commercial and Tourist/Resort Commercial Zones.

This proposal will be worked on later, possibly doing away with height requirements as long as certain criteria are met. The Development Agreement covers the height issue for the hotel project.

4. Presentation and discussion on a proposal to amend the Parking Ordinance for Hotels, Motor Hotels, Transit lodging, Bed and Breakfast facilities, and Vacation Rentals.

This proposal is requesting a parking stall change from 1.5 stalls per room to 1.1 stall per room.

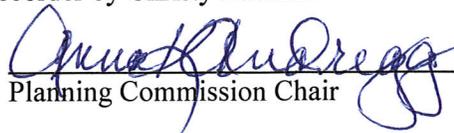
Commissioner Benson has no problem with this suggested change as long as a "sleeping unit" is referring to a bedroom.

Motion was made by Commissioner Kelly Wilson to set a public hearing for an ordinance amending the Parking Ordinance for Hotels, Motor Hotels, Transit lodging, Bed and Breakfast facilities, and Vacation Rentals for August 12, 2015, second by Commissioner Hugh Howard. Bice-yes, Benson-yes, Howard-yes, Wilson-yes. Motion carried unanimously.

VI. Adjourn:

Motion was made by Commissioner Hugh Howard to adjourn, second by Commissioner Kelly Wilson. Wilson-yes, Bice-yes, Howard-yes, Benson-yes. Motion carried unanimously at 6:39pm.

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



Planning Commission Chair

8-12-15

Date Approved

Attachment A

July 8, 2015

LaVerkin City
to: City Council
Planning Commission

re: General Commercial zone change
LV-107-A-2

We are opposed to the zone change that Accuform is proposing -

- This business needs to be located in an industrial Park
- There is enough commercial zoning along State Street (SR-9) that is available for commercial use.
- This property should remain Single Family (R-1-8)
- This community does not need more manufacturing within residential areas -

Signed:

Deon Johnson
John M. Phelan
Sage Pickett
Tom Pickett
Colleen Hepworth

