



LA VERKIN CITY PLANNING COMMISSION

Regular Meeting

Wednesday, February 24, 2016 6:00pm

City Council Chambers, 111 South Main Street

LaVerkin, Utah 84745

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

Commissioner Sherman Howard 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 Allen Bice.

II. Approval of Minutes:

Commission may approve the minutes of the January 27, 2016 regular meeting.

Motion was made by Commissioner Hugh Howard to approve the January 27, 2016 regular meeting minutes as written, second by Commissioner Gary McKell. Andregg-yes, Bice-yes, Howard-yes, Benson-yes, McKell-yes. Motion carried unanimously.

III. Approval of the Agenda

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

IV. Reports:

1. Beautification/Trails Committee-Kyle reported the upcoming events are Fourth Grade Foresters in April and white washing the "L" will be in May. Commissioner Bice will be taking the Committee on a field trip to find a trail down from the hill. They are trying to find a way to connect the trails from Confluence Park, to the Overlook trail and back down through town. They will be taking a hiking field trip on April 29 at 2pm and the Commissioners are invited.
2. Director of Operations-Derek reported the 2016 Road Maintenance Project has begun. The main area is Pheasant Glen & 300 south area. He explained what would be involved with the project.
The irrigation water will be in on Monday, February 29 to get the breaks all fixed before the March 15 contract date.
Sunset View Estates will begin replacing the valves. The entire project should take about a year.
La Quinta is preparing the ground and then will pull a permit. The soils are collapsible so they will be installing 183 piers for the hotel to set on.
The soil issue may affect other businesses looking at the surrounding property.

V. Business:

1. Discussion and possible action of draft zoning ordinance regarding downtown zones and Transitional Commercial Zone with possible setting of public hearing thereon.

Kevin explained this is the compilation of three actions; taking the previously prepared Transition Zone ordinance and making the requested corrections, making the requested changes to the Commercial Zones and then adopting the map to include the new Transitional Zone and the revision of the boundaries of the current Commercial Zones.

If the Commissioners approve the ordinance and map staff is requesting the public hearing be set for the fourth Wednesday in March to make it easier to meet posting and notification requirements.

Commissioner Bice pointed out Item F, 1 states “and those determined to be similar in nature, character, and impact” but doesn’t state who will be the one determining. He suggested making the Zoning Administrator the person that will determine. Item J lists the Zoning Administrator as the one who would make determinations.

Commissioner Benson asked what an open congregate living facility is under item A and wondered about the last sentence of the paragraph in item A.

Kevin replied the Transition Zone is comparable to the R-1-10; the language is from the R-1-10 Zone. So neither concepts are new. The paragraph is talking about duplexes and means they can be side-by-side or up and down.

Congregate living facilities is identified in Chapter 4 of the Code and refers to unrestricted treatment facilities.

There was a discussion on whether or not cell towers should be camouflaged. To make that a requirement the City would need to adopt a cell tower ordinance.

Page 10, Item C & D each has a requirement for nonpermanent (daytime) display of goods. That will be changed to nonpermanent operating hour’s display of goods.

There were no changes made to the proposed map.

Motion was made by Commissioner Hugh Howard to approve the draft zoning ordinance regarding the downtown zones and Transitional Commercial Zone with the changes discussed and set the public hearing for March 23, 2016, second by Commissioner Allen Bice. McKell-yes, Howard-yes, Andregg-yes, Bice-yes, Benson-yes. Motion carried unanimously.

VI. Upcoming Business Items:

1. Landscaping, parking and drainage ordinances.

Commissioner Andregg asked the Commissioners to be thinking of what they would like to see in regard to landscaping. Hurricane’s landscape ordinance seems enforceable and she likes that.

Kevin explained staff would like to create an environment in the down town area that encourages cluster parking so we can limit the amount of surface water that needs to be treated and also include businesses that are under ½ acre in the landscaping requirements.

Councilman Richard Hirschi will start reporting on the outcome of items that move on to the City Council.

VII. Adjourn:

Motion was made by Commissioner Karl Benson to adjourn, second by Commissioner Hugh Howard. Andregg-yes, Howard-yes, Benson-yes, Bice-yes, McKell-yes. Motion carried unanimously at 6:37pm.

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



Planning Commission Chair

3-23-16

Date Approved

