



LA VERKIN CITY PLANNING COMMISSION AGENDA

Regular Meeting

Wednesday, September 25, 2019, 6:00 P.M.

City Council Chambers, 111 South Main Street

La Verkin, Utah 84745

I. Call to Order: Chair Anna Andregg

Invocation by Invitation; Pledge of Allegiance

II. Approval of Agenda:

III. Approval of the Minutes:

Commission may approve the minutes of the July 10, 2019 regular meeting.

IV. Reports:

Beautification/Trails Committee, City Council and the Director of Operations will present updates on meetings and activities.

V. Business:

1. Discussion and possible action to recommend approval on the final plat for Cottonwood Hollow Phase I, a 1-lot subdivision and road dedication plat located within Interstate Rock's property situated north of Zion View Estates and current northern terminus of Main Street and providing for extension of Main Street and access from said property to SR17.

VI. Adjourn:

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Christy Ballard, City Recorder, (435) 635-2581, at least 48 hours in advance.

Certificate of Posting

The undersigned City Recorder does hereby certify that the agenda was sent to each member of the governing body, sent to the Spectrum newspaper, posted on the State website at <http://pmn.utah.gov>, posted on the LaVerkin City website at www.laverkin.org and in the following public places within LaVerkin City limits on this September 20, 2019.

These public places being: 1) LaVerkin City office building 111 S. Main; 2) LaVerkin City office building 435 N. Main;

Christy Ballard
City Recorder



LA VERKIN CITY PLANNING COMMISSION

Regular meeting

Wednesday, July 10, 2019 6:00pm

City Council Chambers, 111 South Main Street

La Verkin, Utah 84745

Present: Chair Pro Tem Allen Bice; Commissioners: Sherman Howard, Hugh Howard and Matt Juluson; Staff: Derek Imlay, Kyle Gubler, Kevin Bennett and Christy Ballard; Public: Patricia Wise, John Valenti and Brian Stewart.

Anna Andregg was excused.

- I. Call to Order:** Chair Pro Tem Allen Bice called the meeting to order at 6:02pm. The invocation and Pledge of Allegiance were given by Sherman Howard.

II. Approval of the Agenda:

Motion was made by Commissioner Hugh Howard to approve the agenda as written, second by Commissioner Sherman Howard. Bice-yes, Sherman Howard-yes, Hugh Howard-yes. Motion carried unanimously.

III. Approval of the Minutes:

Motion was made by Commissioner Sherman Howard to approve the June 12, 2019 regular meeting minutes, second by Commissioner Allen Bice. Sherman Howard-yes, Hugh Howard-yes, Bice-yes. Motion carried unanimously.

Commissioner Matt Juluson arrived at 6:04pm

IV. Reports:

1. Beautification/Trails Committee-No meeting.
2. City Council-Councilwoman Wise went over the agenda for the June 19, 2019 City Council meeting. The FY 2018-2019 Budget amendment was approved, and the 2019-2020 FY Budget was approved.
3. Director of Operations-Nothing to report.

V. Business:

1. Discussion and possible action regarding the possibility of allowing accessory dwelling units and similar dwellings in residential zones.

Derek passed out a list of pro's and con's pertaining to accessory dwelling units along with articles regarding vacation rental accessory dwellings.

He would like the Commissioners to determine if they would like to move forward with creating an ordinance to allow accessory dwelling units in residential zones or decide they are not interested and list the reasons why to report back to the City Council.

If the Planning Commission moves forward, he would like to have a work meeting with the City Council to get a base structure of how they envision these units.

He read through the list of pros and cons (See Exhibit A).

Derek explained the accessory dwelling can either be attached to the home or a separate dwelling unit on the property. If it is separate Ash Creek Sewer District will charge an additional impact fee and the Washington County Water Conservancy District will change the water rate from residential to commercial. He is not sure how the other utilities will address them. If the dwelling is attached the additional fees will be determined by how the City defines it.

If the City decides to move forward with this item all the utility companies should be invited to give their input.

Ash Creek SSD has contacted the City regarding this item. They reported finding people who have built a separate dwelling and then creating an illegal lot split by just recording the separation with the County.

When a subdivision is created the infrastructure is sized to service that particular development. In extreme cases, accessory dwellings have the potential of creating an issue in providing adequate services, water pressure or water flows for fire protection, if there were a lot of them in one area.

Kevin commented that the pros list the homeowner living in the accessory dwelling unit and renting out the main house but that goes against our current code. The accessory dwelling unit should be secondary to the main use of the residence and that flips it.

Derek reported he tried to get information from a variety of communities throughout the US.

Kyle commented that short term rentals have “muddied the water” for accessory dwellings units and needs to be considered when making the decision. It will cause issues with La Verkin City’s vacation rental cap. Accessory dwelling units are currently not allowed in La Verkin. The City Council requested the Planning Commission investigate this possibility of allowing them.

Kevin reported there is nothing that states family cannot move in with you if they need to. The idea of accessory dwelling units is that we are creating a separate residence for family. La Verkin is close enough to Dixie State University and if St. George continues to grow and the cost of living continues to increase, we could see those college students move this way looking for affordable housing. Then we will have the same issue as Orem and Provo and all our single-family dwellings become duplexes or with 4-5 college students living in them. People can still have their parents or boomerang children come back to live with them without having them come back to their own house within a house or their own house adjacent to the original house.

Derek said the pros are the two articles included in his handout and the cons are the first list. We don’t have a stake in this and will do whatever is necessary with the direction from the Commissioners. He would like to get some direction from the Commissioners during this meeting so we can move forward on it. There are several things waiting that need to be addressed after this item.

Kevin said if they feel La Verkin has a critical need for affordable housing for our children or aging parents then maybe we need to start considering multi-family dwelling properties like the Transition Zone.

Kyle said the general feel from staff is it is initially a good idea but there are a lot of concerns that come with it and staff is trying to give the Commissioners as much information as we have so you can make an educated decision. Multifamily dwellings are already allowed in the R-1-10 Zone if the lot is 16,000 square feet.

Commissioner Bice stated if this item would have been presented before the vacation rentals, he would have viewed it completely differently. A couple of years ago, the State asked the Planning Commission to make a statement regarding affordable housing in La Verkin City and he felt at the time that La Verkin is small and more homogenous. When topside is developed that will give us the opportunity to do more, but right now we should strive to maintain single-family dwellings. He has two sets of married kids in his basement who cook in his kitchen and eat their food and it is not inappropriate. If we start doing accessory dwelling units, it will become something completely different. It may start as a place for your mother or your kids but by design will not stay that way. With the vacation rental situation that has fallen upon us he feels it would be unwise for us to even take the lid off this. He has seen too many things that looked good but had unforeseen consequences. He feels La Verkin would be better off to not launch into this at this time.

Commissioner Juluson mentioned there is a lot of good in accessory dwellings however there are other ways to get affordable housing in La Verkin. We just need to determine what route we would like to see, these or apartment complexes.

Regarding impact fees, who would monitor that, the City? If they are getting built illegally would it fall back to the citizens to make up the difference with increased rates.

Traffic will be an issue either way, so he feels it comes down to causing an increased rate for everyone.

Commissioner Hugh Howard said if La Verkin is ever in the position of needing more housing he would rather see multiple family dwelling units than accessory dwelling units.

Kyle pointed out Interstate Rock Products (IRP) has included the option for multiple family dwellings in their Cottonwood Hollow project at the north end of Main Street.

Properly managed apartments can be nice. The City just needs to have enough teeth in our ordinances for enforcement so we can keep them nice.

Derek suggested working with IRP when they are planning the multi-dwelling unit section of the development to let them know what the City is trying to accomplish. When developments look nice it benefits the City and the developer. IRP has placed the multi-family dwelling zone at both entrances to their possible 400-acre development, they will want the area to remain nice because that is the first impression. They also have a home builder branch in their company who, he would imagine, would want to build all the homes in the development so that would be another reason for those buildings to remain in good condition.

Councilwoman Wise mentioned she lived in Orange County California for many years and part of her business career was working with residential property management companies. The way a property looks is from the quality of the property management company. She has seen some very well-kept properties in very low-end areas. They also had very good relationships with the police department. It may be a good idea, if La Verkin does start to allow larger multi-family housing, to require properties over a certain size to have a full-time property management company on site. That is one way La Verkin could handle it well.

La Verkin City is still more affordable than other communities, even with all of the vacation rentals, so we will continue to attract those people who need to pay a little bit less each month, which she is fine with, as long as we keep the properties looking nice.

Commissioner Sherman Howard stated things are very expensive and we are talking about good possible options, but he doesn't feel like anything needs to change right now in La Verkin.

Motion was made by Commissioner Hugh Howard to leave the current zoning ordinances as written and not pursue accessory dwelling units at this time, second by Commissioner Sherman Howard. Sherman Howard-yes, Hugh Howard-yes, Bice-yes, Juluson-yes. Motion carried unanimously.

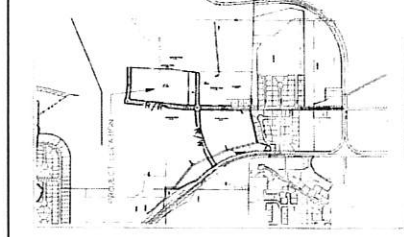
VI. Adjourn:

Motion was made by Commissioner Hugh Howard to adjourn, second by Commissioner Sherman Howard. Juluson-yes, Sherman Howard-yes, Bice-yes, Hugh Howard-yes. Motion carried unanimously at 6:46pm.

Minutes done by Christy Ballard.

Planning Commission Chair

Date Approved



LOT #1 BOUNDARY DESCRIPTION

[illegible][illegible][illegible]

containing 4 500 acres, more or less

A hand-drawn diagram of a cell. It features a large, irregular outer boundary representing the cell membrane. Inside, there is a large, roughly circular nucleus containing a smaller, denser nucleolus. Surrounding the nucleus is the rough endoplasmic reticulum, depicted as a series of interconnected, flattened sacs (cisternae) with small dots representing ribosomes. To the right of the nucleus, there is a Golgi apparatus, shown as a stack of three flattened, parallel sacs. A line with an arrow points from the label 'Golgi apparatus' to this structure. Another line with an arrow points from the label 'Nucleolus' to the small structure within the nucleus. A third line with an arrow points from the label 'Nucleus' to the large central structure. A fourth line with an arrow points from the label 'Cell membrane' to the outer boundary. A fifth line with an arrow points from the label 'Rough endoplasmic reticulum' to the network of sacs near the nucleus. A sixth line with an arrow points from the label 'Mitochondrion' to a bean-shaped structure with internal folds (cristae) located at the bottom of the cell.

Source: Department of the Interior, Bureau of Land Management, 1996.

COTTONWOOD HOLLOW PHASE I

[illegible]

1. *Journal of the American Medical Association*, 1997; 277: 1039-1043.

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COTTONWOOD HOLLOW PHASE 1

A 1 Lot Subdivisor
located in Section 13,
Township 41 South, Range 13 West,
S1B&M

by the German Government.

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