



LA VERKIN CITY PLANNING COMMISSION

Regular meeting

Wednesday, September 25, 2019 6:00pm

City Council Chambers, 111 South Main Street

La Verkin, Utah 84745

Present: Chair Anna Andregg; Commissioners: Sherman Howard, Allen Bice and Matt Juluson; Staff: Derek Imlay and Christy Ballard; Public: Patricia Wise and Brian Stewart.

Commissioner Hugh Howard, Kyle Gubler and Kevin Bennett were excused.

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

II. Approval of the Agenda:

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

III. Approval of the Minutes:

Motion was made by Commissioner Allen Bice to approve the July 10, 2019 regular meeting minutes, second by Commissioner Sherman Howard. Sherman Howard-yes, Andregg-yes, Bice-yes. Motion carried unanimously.

IV. Reports:

1. Beautification/Trails Committee-Nothing to report.
2. City Council-Councilwoman Wise reported on the last city council meeting.
3. Director of Operations-Derek said staff would like to bring the bonding requirements back to the Commissioners. We would like to allow the project to record at the beginning of the project instead of at the end.
He would also like to revisit the Planning Commission priority list.

The appreciation dinner will be October 9th in leu of the Planning Commission meeting.

Commissioner Matt Juluson arrived at 6:08pm

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.

Derek explained this was originally presented to the Commissioners as the Main Street and SR17 Road Extension project. It has now been named Cottonwood Hollow Phase 1. The project was completed to prepare for the proposed elementary school. The project includes Main Street from 700 North to the north end of the School District's property and from SR 17 to Main Street. It also includes the separation of the School property from Interstate Rock's property.

There are a three items staff would like the Commissioners to include in the motion if they choose to recommend approval. First, there may need to be a line added to the mylar for the water authority. Staff is trying to verify if that is still a requirement. Second, there needs to be an updated title report submitted to the City. The one we have is older than 30 days. Third, the engineering fees need to be paid in full to the City.

Commissioner Juluson asked if new subdivisions registered with the State Construction Registry.

Derek replied subdivisions are not required to register.

Motion was made by Commissioner Allen Bice 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 SR 17 with the following provisions, approval from the water authority if necessary, an update title report is received and the engineering costs are resolved, second by Commissioner Sherman Howard. Sherman Howard-yes, Andregg-yes, Bice-yes, Juluson-yes. Motion carried unanimously.

VI. Adjourn:

Motion was made by Commissioner Sherman Howard to adjourn, second by Commissioner Allen Bice. Juluson-yes, Sherman Howard-yes, Bice-yes, Andregg-yes. Motion carried unanimously at 6:18pm.

Minutes done by Christy Ballard.


Planning Commission Chair

11-13-2019

Date Approved