



LA VERKIN CITY PLANNING COMMISSION

Work Meeting

Wednesday, September 9, 2020, 6:00 pm

City Council Chambers, 111 South Main Street

La Verkin, Utah 84745

Present: Chair Pro Tem Allen Bice; Commissioners: Hugh Howard and Sherman Howard; Staff: Derek Imlay, John Postert, Kyle Gubler, and Christy Ballard; Public: Patricia Wise.

Commissioners Anna Andregg and Matt Juluson have been excused.

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

II. Work Session:

1. Discussion on the Transitional Residential-Commercial Overlay Zone.

Commissioner Sherman Howard began the discussion by mentioning the way the ordinance is written is confusing.

Commissioner Hugh Howard said he feels like the overlay zone will affect residents the same way the transition zone did if we don't make some major changes. He suggested providing specific examples of different types of businesses allowed so people understand exactly what the overlay zone would provide.

Commissioner Bice mentioned 100 N and 100 S in Hurricane. Both of those streets are zoned commercial but still have residential.

There was a lot of misinformation last time. The overlay is still the transition zone but the transition zone that everyone was speaking out against wasn't the transition zone being planned.

Derek thought the overlay zone would allow for vacation rentals and those numbers would not affect the percentage. It may allow for additional vacation rentals but then they would be where they should be instead of throughout the entire community.

Commissioner Bice interpreted the ordinance that the overlay zone would allow vacation rentals, but they would still fall under the percentage cap for the area.

He is not in favor of allowing the overlay zone to add additional vacation rentals.

Derek will verify that with Kevin.

Derek passed out a map of the transitional overlay zone. The west side would not be affected by the overlay zone, it only applies to the R-1-10 Zone. The blue areas are areas that would not be affected by the overlay. The red and green parcels meet the definition of the "true R-1-10 Zone" where the owner could have multiple houses on the parcel. The red areas are lots that are technically in the R-1-10 Zone but do not meet the criteria of multiple dwellings. The items that do not require an additional dwelling would still be allowed. The tan color is the R-1-14 Zone, the overlay zone would not affect this zone.

The ordinance states the overlay would apply to property with a minimum of 3-acres for certain uses and a minimum of 1-acre for other uses. That would only pertain to a small number of parcels.

The 100-foot distance would go from the property line back.

Derek pointed out that the current R-1-10 Zone already allows for many of the uses that would be allowed in the overlay zone. The only difference would be an inter-block cottage development allowed for parcels with at least 3-acres and senior housing type developments for the parcels with at least 1-acre. He is not sure there is a big enough gain from an overlay zone.

Commissioner Bice asked why the overlay was limited to just the R-1-10 Zone? He thought originally the transition zone affected both sides of SR9.

Derek replied he was not sure. He feels for it to make any difference we should open it to other zones and perhaps broaden the uses allowed.

Commissioner Bice would like to change the ordinance to include the R-1-8 Zone. The areas zoned R-1-14 are too far away from SR9.

Kyle suggested possibly changing the boundaries of the overlay zone to south of 100 S and 100 West.

Derek asked the Commissioners to review the ordinance with the map as a visual and consider the items discussed.

Kyle asked how the overlay zone would affect the large parcels.

Derek replied the large lots benefit more in the overlay zone than the smaller parcels. It would give them more options.

There are several different options the Commissioners could consider. We could increase the allowed uses in the overlay or include multiple zones and not just the R-1-10.

If we aren't going to make a major change, why move forward at all?

Commissioner Bice feels State Street should have businesses that would benefit from the 3 million cars that drive on it each year, not a beautician or bookstore. La Verkin currently doesn't have any place for those types of businesses. He would like to designate a strip mall type area that would fit the needs of "lighter businesses". He does not want to fill SR9 up with those types of businesses.

Kyle mentioned a strip mall could fall under the multi-use/live work zone we are considering. They could have a business on the ground level with residential above it.

Derek said that would be an option to include in the transitional overlay zone.

Commissioner Bice said he wouldn't want residents above businesses along SR9 with all of the traffic.

Commissioner Hugh Howard asked if the southern corridor would reduce the amount of traffic coming into La Verkin.

Kyle explained the County discussed improving Sheep Bridge road and the Smithsonian Butte road, but they didn't receive money for that. The southern corridor is being built in Hurricane but won't affect La Verkin. The Toquerville Bypass road is supposed to be moving forward with private money.

Commissioner Bice stated the Commissioners need to decide what the objective is. Having just the red and green areas on the map be affected would give the City less opposition but is it significant enough to move forward with?

Councilwoman Wise said she attended a meeting with Councilman Gubler and Kevin regarding accessory dwelling units. She suggested in that meeting if Councilman Gubler would like to move forward, after the Commission decided against accessory dwelling units previously, to have a work meeting with the City Council and Planning Commission so the Commissioners could report the information they had.

The Council doesn't discuss items as much as the Planning Commission does. She feels any of the large items such as vacation rentals, ADU's, and the overlay zone should have a joint work meeting to educate the City Council.

The east bench area could benefit greatly from the National Scenic Byway designation.

Commissioner Bice thought that could happen.

He also mentioned he would like to see La Verkin have off-State Street businesses. Not a mechanic shop with junk cars but light businesses like he mentioned previously. He wouldn't be opposed to multi-use zone with residences above those businesses. A transition zone seems to be the best way to accomplish that.

Kyle reported there is a landowner along SR9 who would like the multi-use zone extended to that area.

Commissioner Bice pointed out State Street is such a busy road it would be hard to have pedestrians trying to jaywalk across it.

Commissioner Hugh Howard asked if Hurricane had to install and maintain the median they have along SR9.

Kyle replied Hurricane does maintain it and did have to pay to install them. La Verkin doesn't have money to do that. We couldn't widen State Street either.

Commissioner Bice mentioned the business owners in Hurricane do not like it.

Derek asked the Commissioners to review the information mentioned and begin thinking of businesses they would like to see in a transition zone.

Commissioner Hugh Howard suggested presenting the idea differently.

Derek suggested holding a couple of work meetings and invite the people that had an issue with it previously. We could also put it on the website or have something written that is easier to understand than the ordinance. The Commissioners could also decide to not move forward with the idea.

Commissioner Bice mentioned there is not a great urgency because State Street is not built out, but now is the time to create something so we can guide the growth.

Commissioner Hugh Howard asked John what people have been asking to do along SR9.

John replied it is mostly residential use. Most of State Street is zoned General Commercial, which is automotive shops, storage units, a lot of unattractive businesses that aren't the look we want for State Street. He feels if we sacrifice some areas of State Street to allow housing to come in it instantly beautifies that area and people start to gather a sense of community about it.

Someone has asked about an apartment complex with a restaurant. The mixed use would give us a store front with a couple of hundred feet of landscape.

He would like to add a mixed-use commercial zone to La Verkin. It would get more people into La Verkin City and some landscape along SR9.

Commissioner Sherman Howard pointed out a mixed-use building would look better than storage units.

Commissioner Bice said he would like apartment complex to have an entrance that was off State Street.

Patricia Wise explained she has seen the good and bad of apartment complexes from living in San Diego. The high-end areas are very attractive, the lower-end areas not necessarily so. A couple of things to consider, do not allow balconies along State Street and the apartments need to have tinted windows. Basically, State Street would be the back of the apartments and the open space would be off State Street. That way we keep the look of State Street how we want it.

It's easier to not allow something rather than trying to "police it".

Commissioner Bice suggested allowing 2-3 blocks to be multi-use and not the entire length of State Street. It could extend far enough off State Street that those light businesses have an option.

Derek pointed out a couple of properties that have access other than SR9.

He asked the Commissioners if they would like to have a transition overlay and a multi-use or just combine them.

Commissioner Bice thought either would accomplish what he is envisioning.

Derek suggested the Commissioners decide if they would like to combine both items and where they would like to put it on the priority list.

The construction standards have been redone and just waiting for Kevin to review. There are some items that will need to come to the Planning Commission.

We need to decide the priority of all these things.

John reported the property owner of the parcels on the north end of town by North View Commercial that requested a change from General Commercial to R-3-6 are ready to move forward so that will be coming to you as well.

The Commissioners were in favor of that change and adding it to the October agenda.

2. Discussion on the 2020 priority list.

Christy passed out an updated priority list.

The Commissioners read through the items and determined the first five bullet point items stay on the list and remove the next four bullet point items.

Councilwoman Wise suggested being aware of bike and e-bike use when planning roads.

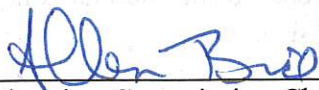
This list will be prioritized at another meeting.

Commissioner Bice suggested having a work meeting after the October 14th meeting.

III. Adjourn:

The meeting was adjourned. Bice-yes, Hugh Howard-yes, Sherman Howard-yes. Motion carried unanimously at 7:26 pm.

Minutes were done by Christy Ballard.



Planning Commission Chair Pro tem

October 28, 2020

Date Approved