



LA VERKIN CITY PLANNING COMMISSION

Regular Meeting

Wednesday, October 28, 2020, 6:00 pm

City Council Chambers, 111 South Main Street

La Verkin, Utah 84745

Present: Chair Pro Tem Allen Bice; Commissioners: Matt Juluson, Hugh Howard, and Sherman Howard;
Off: Derek Imlay and Kyle Gubler; Public: Brian Stewart, Joe Eves, and David Eves.
Commissioner Anna Andregg, John Postert, and Christy Ballard have been excused.

- I. Call to Order:** Chair Pro Tem Allen Bice called the meeting to order at 6:03 pm.
The meeting opened with the invocation and Pledge of Allegiance.

II. Approval of the Agenda:
A motion was made by Commissioner Sherman Howard to approve the agenda as written, second by Commissioner Hugh Howard. Bice-yes, Juluson-yes, Sherman Howard-yes, Hugh Howard-yes. Motion carried unanimously.

III. Approval of the Minutes:
The Commission may approve the minutes of the August 12, 2020, regular meeting, and the September 9, 2020 work meeting.
A motion was made by Commissioner Hugh Howard to approve the August 12, 2020 regular meeting minutes, second by Commissioner Sherman Howard. Sherman Howard-yes, Hugh Howard-yes, Bice-yes, Juluson-yes. Motion carried unanimously.

IV. Reports:
Beautification/Trails Committee: No meeting.
City Council: No one present to report.
Director of Operations: The irrigation water will come out of the system on November 15, 2020.

- V. Business:**
1. Discussion and possible action to recommend approval of the final plat for the Terrana Subdivision, a 3-lot subdivision located at approximately 100 E 270 N.
Derek explained the infrastructure has been installed and the bond has been submitted so this subdivision is ready to move forward. Staff has reviewed the mylar and legal descriptions and recommends approval. The preliminary plat was approved by the Commissioners about a year and a half ago. The project took longer than planned so they filed a one-year extension.
The motion was made by Commissioner Sherman Howard to recommend approval of the final plat for the Terrana Subdivision, a 3-lot subdivision located at approximately 100 E 270 N, second by Commissioner Matt Juluson. Juluson-yes, Bice-yes, Hugh Howard-yes, Sherman Howard-yes. Motion carried unanimously.
 2. Discussion and possible action to set a public hearing for a proposed zone change from General Commercial (COMM) to Multiple Family Residential (R-3-6), two parcels, LV-NVCP-2, a 1.26-acre parcel located at 740 North State Street, and LV-NVCP-1-A-1, a 1.09-acre parcel located directly south of 740 North State Street, for December 9, 2020.

Derek explained the location of the project.
The property is zoned General Commercial. The City has had several different requests to change the zoning of these parcels to R-3-6, which matches the zoning designation to the residential properties surrounding the area.

The properties are owned by two different individuals who are working together on this project. The State will not give access off SR17 so the developers will need to share access.

Staff feels these parcels would be hard to develop commercially.

Interstate Rock Products owns the property on the east side of SR17 which is zoned General Commercial and has a little better access off SR17.

This project is not the one previously presented to the Commissioners. That developer wanted to create a new zone with higher density. This will be similar to the surrounding residential zones.

Commissioner Bice mentioned changing the zone from commercial makes sense. The only access to the parcels is off 195 West where the other apartments are.

Commissioner Juluson pointed out the only other commercial property along SR17 is this parcel and the one north of Davis Market.

Derek pointed out the section of Interstate Rock Products property that is zoned General Commercial and the area that is zoned R-3-6. He thinks it may be hard getting people off SR17 in that area no matter which side of the highway it's on.

This development will allow the City to get a sidewalk on the west side of the street.

Kyle mentioned the City is working with the State because of the safety issues on that side of the road. Hopefully one day we can replace the water line that runs along there.

Derek reported staff feels this is the best application for the two parcels and is in favor of the zone change. **The motion was made by Commissioner Hugh Howard to set a public hearing for December 9, 2020, for a proposed zone change from General Commercial (COMM) to Multiple Family Residential (R-3-6), two parcels, LV-NVCP-2, a 1.26-acre parcel located at 740 North State Street, and LV-NVCP-1-A-1, a 1.09-acre parcel located directly south of 740 North State Street, second by Commissioner Sherman Howard. Sherman Howard-yes, Hugh Howard-yes, Bice-yes, Juluson-yes. Motion carried unanimously.**

3. Discussion and possible action to set a public hearing for the preliminary plat for the Chaco Ridge Subdivision located at 70 South 100 East, for December 9, 2020.

Derek explained the improvements were installed when the project was originally approved around 2008. The drainage issues have been addressed by both the City engineer and the developers engineer. It will be an extensive repair plan to resolve the issue. There will be no parking allowed on either side of the street because of the size of the street. The elevation changes between the properties will need to be retained and a riprap method will need to be done to the front of the properties. These items have all been included in the preliminary plan. The developer has also received approval from the City Council for the 15% road grade. Staff is in favor of moving forward with this project.

Commissioner Bice pointed out developing the property should help with the water issues as well.

The motion was made by Commissioner Hugh Howard to set a public hearing for December 9, 2020, for the preliminary plat for the Chaco Ridge Subdivision located at 70 South 100 East, second by Commissioner Matt Juluson. Juluson-yes, Bice-yes, Hugh Howard-yes, Sherman Howard-yes. Motion carried unanimously.

4. Presentation and discussion of a possible zone change from One and Two Family Residential (R-1-10), four parcels, LV-126-A-1-B-1, LV-126-D, LV-126-F, and LV-126-A-1-B located between 354 North Main Street and 374 North Main Street.

Derek explained the location of the proposed development.

Mr. Eves explained they would like a zone change from R-1-10 to R-3-6. The four parcels are owned by one entity and they would like to build single-family homes and not duplexes.

The homes would range from 1300-2000 square feet. They will be single-family homes with the front yard landscaped and a two-car garage.

Property directly north of these parcels is currently zoned R-3-6. This development will have larger lots than that development.

This development will have 11 lots. If the zone remains R-1-10 then they will build 5 duplexes.

Test holes have been done and everything is fine.

The road would be along the north end of the parcels right along the property line and will run parallel with 420 North.

Commissioner Sherman Howard mentioned he prefers single-family dwellings to duplexes.

Mr. Eves reported he went through the whole neighborhood speaking with the neighbors and collecting signatures for approval of the change. They all told him they would prefer single-family homes versus duplexes. They are currently building homes in Cedar Point and these homes will be similar, maybe a little smaller. The project will provide attainable housing in the area. It will also beautify the area. People tend to take better care of the homes they own versus the homes they rent.

Derek explained duplexes are allowed in the R-1-10 zone if the property is 16,000 square feet.

Centurion Park is the development to the north that is currently zoned R-3-6. When it was developed, the commercial zone allowed 8 units per acre which is a higher density than what is allowed now. Centurion Park was changed from commercial to R-3-6 even though it didn't fit, because the property owners were having issues from living in a commercial zone.

Staff hasn't reviewed the details of the request. We were waiting to see how the Commissioners felt about the idea before putting any work into it.

Commissioner Sherman Howard and Commissioner Hugh Howard were both in favor of moving forward with the project.

Commissioner Bice mentioned he has been reluctant to allow additional R-3-6 areas in the City but feels this project would create a buffer between the small lots in Centurion Park and the larger lots in the R-1-10 zone.

The Commissioners also agreed they would rather see smaller single-family lots than duplexes.

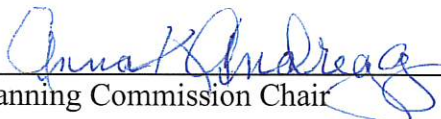
This item will be on the agenda for the next meeting.

VI. Adjourn:

The motion was made by Commissioner Hugh Howard to adjourn. Bice-yes, Hugh Howard-yes, Sherman Howard-yes. Motion carried unanimously at 6:42 pm.

Minutes were done by Christy Ballard.

12-9-20
Date Approved


Planning Commission Chair

