



LA VERKIN CITY PLANNING COMMISSION

Regular Meeting

Wednesday, December 9, 2020, 6:00 pm

City Council Chambers, 111 South Main Street

La Verkin, Utah 84745

Present: Chair Anna Andregg; Commissioners: Allen Bice, Hugh Howard, and Sherman Howard; Staff: Derek Imlay, John Postert, and Christy Ballard; Public: Brian Stewart, Tim Mahony, Nancy Cram, Brady Tapp, Lane Blackmore, and David Eves.

Commissioner Matt Juluson and Kyle Gubler were excused.

- I. Call to Order:** Chair Anna Andregg called the meeting to order at 6:00 pm.
The invocation and Pledge of Allegiance were given by Sherman Howard.

II. Approval of the Agenda:

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

III. Approval of the Minutes:

The Commission may approve the minutes of the October 28, 2020, regular meeting.

The motion was made by Commissioner Allen Bice to approve the October 28, 2020, regular meeting minutes, second by Commissioner Sherman Howard. Sherman Howard-yes, Hugh Howard-yes, Bice-yes, Andregg-yes. Motion carried unanimously.

IV. Reports:

Beautification/Trails Committee: No meeting.

City Council: Councilwoman Patricia Wise reported on the October and November City Council meetings.

Director of Operations: Derek reported the City is moving forward on the road improvement project. He went over the location and improvements that are going to be included in the project.

He and Kyle met with UDOT. They are interested in widening SR 9 from the Hurricane/La Verkin bridge to the new Toquerville Bypass road, to seven lanes. They will be conducting a traffic study in the area to determine the feasibility. The study will also include the intersection of SR 9 and 500 North to the gun range, for projected growth.

V. Public Hearing:

1. An Ordinance amending the City Zoning Map of and for the City of La Verkin, rezoning from General Commercial (COMM) to Multiple Family Residential (R-3-6), two parcels with the Tax ID # 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.

Derek explained the location just off SR 17 on the south side.

Staff feels this would be a good change. The current zoning of General Commercial makes it hard for something to go in there due to the access capability.

The R-3-6 Zone does not allow for as high density as the current 4-plex units in North View Commercial directly across the street. The density will be similar to Spanish Gardens which is just down the street.

The requested zone change does fit with the surrounding areas.

This public hearing is for the zone change only.

The public hearing opened at 6:11 pm

Timothy Mahoney-He submitted the application for the zone change. He and his wife own two, single-family rental homes in the area and live across the creek in Toquerville Heights. They agree with staff that it is not an ideal spot for commercial

development because of the location and traffic patterns. They also feel the R-3-6 and a small collection of townhomes would be a much better use of the space.

Brady Tapp-He lives in homes just below the North View Commercial subdivision. He received the public hearing notice and came more out of curiosity of what the development is going to be, but it sounds like that is yet to be known. He would like to share some concerns based on that unknown. 740 North kicks onto 195 West and that leads to Riverwood Phase 2. There is a lot of traffic in the area both from the community and SR 9. If anyone has been there, they would have noticed a lot of parking on the outside edges of that road, particularly along 195 West where there is a double-blind corner. It necks down to a single lane on that double-blind corner. There have been so many near accidents there that his primary concern with more units in that location is the potential for an increase in that congestion. Not just for his simplicity for getting through that road but principally for the safety of the people and children that currently live there.

He hopes that whatever is being planned, regardless of the density, they keep in mind the fact that there is not enough room as it is for the vehicles that belong to the owners who live there. He hopes parking is taken into consideration so that it does not crowd that road any further.

Beyond that, he is all for growth and agrees with the point that was made of better something than nothing, particularly if it's desert. Nice townhomes would be wonderful to have there. It could elevate the area in general and bring a sense of newness to the community. He is concerned with density. How many units will be in the area and will it compound current issues of space and safety on the roads.

The public hearing closed at 6:14 pm

2. Preliminary plat for the Chaco Ridge Subdivision, a 6-lot subdivision located at 70 South 100 East.

John reported Chaco Ridge started in 2007-2008. The infrastructure was put in but the developer never made it to preliminary plat approval before the market crashed and the project was abandoned.

Mr. Roberts received approval from the City Council for the road width and grade.

The infrastructure is still in place and usable.

One of the concerns is drainage from the road. Mr. Roberts will move forward with solving those issues once the preliminary plat has been approved.

The public hearing opened at 6:16 pm

No comments were made.

The public hearing closed at 6:16 pm

VI. Business:

1. Discussion and possible action to recommend approval of an Ordinance amending the City Zoning Map of and for the City of La Verkin, rezoning from General Commercial (COMM) to Multiple Family Residential (R-3-6), two parcels with the Tax ID # 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.

John reported the two parcels would have a significant setback off SR9 with possibly two entry points to get into both parcels. All the parking for the development will be inside the development and not along 195 West. It will not add to the congestion along that road.

Commissioner Bice mentioned he feels this is the most logical use for the property.

Commissioner Sherman Howard agreed with Commissioner Bice.

Commissioner Hugh Howard stated he is not opposed to the zone change.

The motion was made by Commissioner Sherman Howard to recommend approval of an Ordinance amending the City Zoning Map of and for the City of La Verkin, rezoning from General Commercial to Multiple Family Residential (R-3-6), two parcels with the Tax ID # 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 Allen Bice. Sherman Howard-yes, Hugh Howard-yes, Andregg-yes, Bice-yes. Motion carried unanimously.

2. Discussion and possible action to recommend approval for the preliminary plat for the Chaco Ridge Subdivision located at 70 South 100 East.

The motion was made by Commissioner Hugh Howard to recommend approval for the preliminary plat for the Chaco Ridge Subdivision located at 70 South 100 East, second by Commissioner Sherman Howard. Andreigg-yes, Bice-yes, Hugh Howard-yes, Sherman Howard-yes. Motion carried unanimously.

3. Discussion and possible action to set a public hearing for a proposed zone change from One and Two Family Residential (R-1-10), to Multiple Family Residential (R-3-6) 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, for January 13, 2021.

John explained the location. It is located directly east of the City Park and has been in the Eve's family for several years. The Eve's have proposed an eleven-lot subdivision they would like to build on the properties. The current zone allows for duplexes, which are not ideal. Staff and Mr. Eves have compromised with the proposed R-3-6 zone. This zone change will be tied specifically to a site plan that shows the footprint of the homes and individual lots. This development will match with Centurion Park, the development directly north of the properties and staff feels is a good use for the property.

This development would also help the City's infrastructure by moving the irrigation connections out of back yards and into the street.

This development will not have as high of density as Centurion Park, which was approved under a commercial zone use that is no longer allowed.

The motion was made by Commissioner Allen Bice to set a public hearing for a proposed zone change from One and Two Family Residential (R-1-10), to Multiple Family Residential (R-3-6), 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, for January 13, 2021, second by Commissioner Hugh Howard. Sherman Howard-yes, Hugh Howard-yes, Bice-yes, Andreigg-yes. Motion carried unanimously.

4. Discussion and possible action to set a public hearing for the preliminary plat for Cottonwood Hollow Phase 3, a 10-lot subdivision location on 740 North and Main Street, for January 13, 2021.

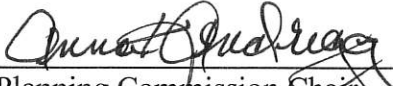
John reported Interstate Rock Products is ready to move forward on another phase of development. He explained the location. These lots are zoned R-1-8.

The motion was made by Commissioner Hugh Howard to set a public hearing for the preliminary plat for Cottonwood Hollow Phase 3, a 10-lot subdivision located on 740 North and Main Street for January 13, 2021, second by Commissioner Sherman Howard. Andreigg-yes, Bice-yes, Hugh Howard-yes, Sherman Howard-yes. Motion carried unanimously.

VII. Adjourn:

The motion was made by Commissioner Hugh Howard to adjourn, second by Commissioner Sherman Howard. Bice-yes, Hugh Howard-yes, Sherman Howard-yes, Andreigg-yes. Motion carried unanimously at 6:28 pm.

Minutes were done by Christy Ballard.


Planning Commission Chair

1-13-21

Date Approved

