



## LAVERKIN CITY PLANNING COMMISSION

Regular Meeting

Wednesday, July 10, 2013 6:00pm

City Council Chambers, 111 South Main Street  
LaVerkin, Utah 84745

**Present:** Chair Pro Tem Allen Bice; Commissioners: Michael Hinckley, Hugh Howard, Karl Benson, Ann Wixom; Staff: Derek Imlay, Kyle Gubler, Kevin Bennett, and Christy Ballard; Public: Richard Hirschi, John and Rose Valenti, and Mike Madsen.

*Anna Andregg has been excused.*

**I. Call to Order:** Chair Pro Tem Allen Bice called the meeting to order at 6:00pm. The Invocation and Pledge of Allegiance was given by Richard Hirschi.

**II. Approval of Minutes:**

Commission may approve the minutes of the June 12, 2013 regular meeting.

**Motion was made by Commissioner Hugh Howard to approve the June 12, 2013 regular meeting, second by Commissioner Michael Hinckley. Motion carried unanimously.**

**III. Approval of Agenda**

**Motion was made by Commissioner Ann Wixom to approve the agenda as written, second by Commissioner Karl Benson. Motion carried unanimously.**

**IV. Reports:**

1. Beautification/Trails Committee-there has not been a meeting.
2. Economic Development Committee-No one to report.
3. Director of Operations-Derek reported that everything on the east side of town will be completed on the Water Meter Project. Everything north of 500 N. has been completed so the crew will start at the other end of town and work toward 500 N. He is hoping by the end of this project there will only be about 250 manual meters left in the city. The Roof Project for the 111 S. Main building has been officially completed. The curb on the corner of SR9 and SR17 has been completed. The concrete should be next. He is planning on this project being complete by the end of September.

Since the city has taken over the irrigation there has been a problem with dirt getting into the lines and not having enough pressure to push through. The city has put in 4 clean outs that allow them to open a valve on the main line flushing the lines out cleaning them. This has helped the system over all.

For the most part the pressures have improved. This year the pressure is down a little bit because we are not receiving any water from La Verkin Creek. The areas surrounding Riverwood subdivision, which are normally fed from the Creek, are on the regular system.

There have not been as many breaks or complaints from citizens about sprinkling systems being plugged.

**V. Business:**

1. Presentation and discussion on possible zone change for the Interstate Rock property.

Mike Madsen from Interstate Rock Products explained they are working with Alpha Engineering on this project and are calling it Cottonwood Hollow phase one. They are requesting zone changes to single family R-1-8 and multi-residential R-3-6. The R-3-6 will not be as densely populated as La Verkin City Zoning Code states. As well as some general commercial and park and open space.

Mike went over where they are asking for these areas to be located.

He explained where the school will be located and where Main Street will be. Interstate would like to put the infrastructure in for the proposed changes at the same time they are building the school.

Mike reported on some of the other projects and subdivisions that Interstate Rock has done. Pecan Park Townhomes located in Hurricane are the model for the townhomes they would like to put in the proposed R-3-6 zone in La Verkin.

As far as the commercial, Interstate is not in a position to commit to what will be located in those areas but they will be high quality structures and good businesses.

Richard Hirschi commented that having worked for the fire department, areas like the R-3-6 zone with people are parking on both sides of the street is hard to get a fire truck down the street.

Mike replied that it is a constant battle with any subdivision. In Pecan Park they have a very active home owners association to help control that and the opposite side of the street from the homes is a park with the curb painted red so no parking is allowed. That could be one solution to the problem; the other would be to have a wider road.

The R-3-6 zone located by the proposed commercial would have a block wall around it.

There will only be one access from the State Road. Everything will be accessed from inside the development.

When the foundation to the school is put in the road will be put in.

Commissioner Hinckley voiced his concern with what Interstate Rock is planning for the other areas around the school not being included in the plan presented. He mentioned that the Planning Commission in the past had thought that area would be Commercial or Light Industrial and he does not want residential mixed in with that. He does not like the idea of leaving an open space where a commercial building could go in.

He also wondered when Interstate Rock was planning on starting this project and if they would continue using the gravel pit.

Mike replied that once the contract agreement was in place they would start, it could be as early as six months. The road on the map is not the road that is being used for the gravel pit right now and if Interstate Rock was still extracting gravel at the same time the residential homes were being built, they would find an alternate route for the trucks hauling from the gravel pit.

Interstate Rock Products appreciates the Planning Commission considering the changes requested and feels that from a financial standpoint if the combination is approved this project can be started sooner than later. They will not be asking for any help from the City in putting in the infrastructure.

Commissioner Hinckley asked if sewer and water were available in that area.

Derek answered that yes, basically everything is in the road. He also went over the schedule of things from the City stand point as far as public hearings etc. if the Planning Commission approves the proposed project.

Commissioner Benson commented by the way things look on the map, the R-3-6 to the north of the park looks too steep to build on so that will put everything to the east. That means it will concentrate most of the development in the Main Street area.

The plan has more area dedicated to the R-3-6 zone than the R-1-8 zone and that makes the area more densely populated than he would like.

Mike pointed out that there is also 5 acres of open space in the planned development.

Kevin asked if Interstate Rock was planning to cluster. La Verkin currently does not allow it but he wondered if that idea needed to be discussed again.

Mike answered no they weren't. Interstate knew La Verkin did not allow clustering and planned accordingly. The houses that are planned for the R-3-6 zone will be similar to the Pecan Park townhomes discussed earlier. It wasn't his intent to make the buildable areas denser. If the Commissioners do not like the final draft they can turn it down.

There was a discussion of going on a field trip to look at the area.

Derek reported that Mike has been to a Development meeting and staff liked the flow from Silver Acres to an R-1-8. They were not concerned with the two commercial pieces. The only areas that staff had an issue with at first were the R-3-6 zone higher up but because of access and visual it was decided that it may not be a bad thing to have happen. They also thought that because of the school there would be a need to have affordable housing available.

The proposed park will actually go underneath the highway and connect to the park on the other side in Riverwood which leads right into Confluence Park and that will be a good thing.

Derek also told Mike that the R-3-6 zone does require each unit to have four parking spaces.

## 2. Discussion and possible action on Animal (nonpet) Ordinance for Residential Zones.

Kevin explained that with the point system each size lot is assigned an animal point amount. That does not mean every animal is allowed on every size lot. For example, a ¼ acre lot is allowed 25 points and a cow is 25 points however large animals are only allowed on ½ acre lots or larger so a cow would not be permitted.

Commissioner Benson commented that he feels the new version covers the intent they had at the last meeting.

Commissioner Bice asked if the statement "any animal or fowl that becomes or appears to become so infected must, upon request of the City and/or the Health Department, be removed from the property and examined" means the owner of the animal has to pay to have the animal tested or if the animal appears to be sick the City would have the right to say it needs to be removed.

Kevin replied that is something that needs to be decided.

If animals are going to be allowed in residential zones subjecting neighbors to illnesses not commonly found in a residential area and there is a question of the health of the animal there needs to be a way to show if the animal is okay or not.

Commissioner Bice does not want to give the City an avenue to get rid of things that have been an annoyance for other reasons.

Kevin stated he would hope that no one would do that and asked what the reverse of that situation would be.

Generally non- pet animals do not belong in residential areas. If they are going to be allowed, there needs to be an avenue provided to take care of the issue of an animal that appears to be sick or infected.

There is also the issue of other wild animals or vermin that having non- pet animals around bring into residential communities.

Commissioner Bice mentioned that he too feels this ordinance does what the Planning Commission intended it to do.

3. Discussion and possible action to set public hearing for the animal ordinance on August 14, 2013.

**Motion was made by Commissioner Michael Hinckley to approve the ordinance as written and set the public hearing date for August 14, 2013, second by Commissioner Hugh Howard. Motion carried unanimously.**

**VI. Adjourn:**

**Motion was made by Commissioner Hugh Howard to adjourn, second by Commissioner Michael Hinckley. Motion carried unanimously at 7:09pm.**

Minutes taken on behalf of the City Recorder by Christy Ballard.

  
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Planning Commission Chair

8-14-13  
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Date Approved