



LA VERKIN CITY PLANNING COMMISSION

Regular Meeting

Wednesday, September 22, 2021, 6:00 pm

City Council Chambers, 111 South Main Street

La Verkin, Utah 84745

Present: Chair Pro Tem Hugh Howard; Commissioners: Sherman Howard, Kyson Spendlove, and John Valenti; Staff: Derek Imlay, Kyle Gubler, Kevin Bennett, and Christy Ballard, Public: Patricia Wise and Richard Howard.

Commissioners Allen Bice and Matt Juluson were excused.

I. Call to Order: Chair Pro Tem Hugh Howard called the meeting to order at 6:02 p.m.

The invocation and Pledge of Allegiance were given by Sherman Howard.

II. Approval of Agenda:

The motion was made by Commissioner Sherman Howard to approve the agenda as written, second by Commissioner John Valenti. Sherman Howard-yes, Hugh Howard-yes, Spendlove-yes, Valenti-yes. Motion carried unanimously.

III. Approval of the Minutes:

The Commission may approve the minutes of the September 8, 2021, regular meeting.

The motion was made by Commissioner Kyson Spendlove to approve the September 8, 2021, regular meeting minutes, second by Commissioner Sherman Howard. Spendlove-yes, Sherman Howard-yes, Hugh Howard-yes, Valenti-yes. Motion carried unanimously.

IV. Reports:

City Council: Patricia Wise reported on the September 1, 2021, meeting. The La Verkin Overlook lower trailhead kiosk has been completed. Findlay Subaru and Canyon Media funded the new kiosk.

Director of Operations: Derek passed out an information sheet regarding a presentation he will give at the October 13th meeting for a zone change request at 105 South State Street.

V. Public Hearing:

1. An ordinance amending the La Verkin City Code to provide for the recognition and regulation of Internal Accessory Dwelling Units as a permitted use in residential zones within the community.

The public hearing opened at 6:14 p.m.

No comments were made.

The public hearing closed at 6:14 p.m.

VI. Business:

1. Discussion and possible action to recommend approval of an ordinance amending the La Verkin City Code to provide for the recognition and regulation of Internal Accessory Dwelling Units as a permitted use in residential zones within the community.

The motion was made by Commissioner Sherman Howard to recommend approval of an ordinance amending the La Verkin City Code to provide for the recognition and regulation of Internal Accessory Dwelling Units as a permitted use in residential zones within the community, second by Commissioner John Valenti. Valenti-yes, Sherman Howard-yes, Hugh Howard-yes, Spendlove-yes. Motion carried unanimously.

2. Discussion on a possible re-zone from General Commercial (COMM) to Tourist Commercial (COMM-T) multiple parcels with the Tax ID # LV-42-C-1-A and LV-43-B-1 located at 475 South State Street and 437 South State Street.

Derek mentioned this item was presented during the last meeting. He explained the location of these parcels. It is the old feed store, the Shady Ridge Trailer Park, and the adobe home.

Commissioner Valenti asked if the area was saturated with vacation rentals and if the property owner has said what they are interested in doing with the properties.

Kevin mentioned the vacation rental restriction does not apply to commercially zoned properties. The quota only pertains to residential zones.

Derek said the zone change makes sense with tourist commercial properties across State Street. There is also tourist commercial on the southeast side of 480 South.

Kyle reported there are a couple of people who are refusing to move out of Shady Ridge Trailer Park. The property owner has gone through the legal process to evict all the residents from the area.

Derek said this item would be on the next meeting's agenda to set the public hearing.

Commissioner Hugh Howard suggested putting a turn lane on State Street for this property.

Derek explained he thinks they are trying to come into the property from 480 South.

VII. Adjourn:

The motion was made by Commissioner Sherman Howard to adjourn, second by Commissioner Kyson Spendlove. Valenti-yes, Hugh Howard-yes, Spendlove-yes, Sherman Howard-yes. Motion carried unanimously at 6:22 p.m.

Minutes were done by Christy Ballard.



Planning Commission Chair *Pro Tem*

October 27, 2021

Date Approved