



LAVERKIN CITY PLANNING COMMISSION

Regular Meeting

Wednesday, September 25, 2013 6:00pm

City Council Chambers, 111 South Main Street

LaVerkin, Utah 84745

Present: Chair Anna Andregg; Commissioners: Hugh Howard, Allen Bice, Karl Benson, Ann Wixom Staff: Derek Imlay, Christy Ballard; Public: Richard Hirschi, Ken Hooten, and Mike Madsen.

Commissioner Michael Hinckley, Kyle Gubler and Kevin Bennett have been excused.

6:00pm: Meet at the City Council Chambers then travel to the Interstate Rock property.

Derek passed out a map of the property with the proposed zone changes marked along with the location of the elementary school.

Mike Madsen with Interstate Rock Products pointed out the location of each potential zone along with where the main roads would be and their plans for the drainage.

Derek explained that with this project and the property the City owns there could be trails that go under the freeway and connect to Confluence Park.

Returned to the City Council Chambers at 6:50pm.

I. Call to Order: Chair Anna Andregg called the meeting to order at 6:50pm. The Invocation and Pledge of Allegiance was given by Allen Bice.

II. Approval of Minutes:
Commission may approve the minutes of the August 14, 2013 regular meeting.

Motion was made by Commissioner Allen Bice to approve the August 14, 2013 regular meeting, second by Commissioner Hugh Howard. Motion carried unanimously.

III. Approval of Agenda

Motion was made by Commissioner Hugh Howard to approve the agenda as written, second by Commissioner Ann Wixom. Motion carried unanimously.

IV. Reports:

1. Beautification/Trails Committee-No report.
2. Economic Development Committee-No report.
3. Director of Operations-Derek reported that the Sunset View Estates subdivision is in the process of setting up a Joint Utility meeting and then they will be coming to the Planning Commission for approval. They have begun cleaning the lots in preparation of that. There will be a development agreement.
Included in the project is the improvement of 400 N, it will be a full 50 foot street.

The subdivision will be smaller than originally anticipated due to rock fall hazards and soil issues.

The last two walls were poured today at Crescent Park. Once the sidewalk is finished the landscaping can start, he is hoping to have the project complete by the second week in October.

The bid packet for the Silver Acres project should be going to the City Council in the next couple of months. He is hoping they approve it and construction can start the end of January. The project will give that area irrigation and improve the curb and gutter and the road.

V. Business:

1. Discuss possible zone changes to the Interstate Rock property.

Commissioner Andregg stated she is concerned with the amount of property labeled R-3-6. Out of the 30 acres the map lists 19 of them listed as high density.

Mike Madsen pointed out the entire project is 250-270 acres, 19 acres is a small amount for high density. He is not sure how many units will fit on the 19 acres, finding that out is the next step if this is approved. The entire 19 acres is not buildable, the peninsulas for instance will be an open area park. The acreage for single family homes is much higher than the acreage for the higher density.

Commissioner Bice asked Mike if Interstate Rock Products has ever gotten a zone change and then sold to another developer.

Mike replied that he has worked for Interstate Rock for 24 years and they have never done that. It could happen but the only reason they are interested in doing this project is that it is in combination with another project.

The entire area has been named Cottonwood Hollow, that name can be changed but for now that is what the project is being called and that is what the School District is calling it.

Commissioner Howard agreed with Commissioner Andregg, he too is a little nervous about the amount of acreage planned for the R-3-6. He would feel more comfortable with it if he knew how many units would be built there.

Mike said he has no way of knowing the amount of units at this point. Once the zoning is approved then they will pay to have someone come up with the design. The planning commission will still have the final say.

He stated that this project will be less dense than the standard R-3-6 zone.

Commissioner Andregg stated that once the zoning has been approved it will probably stay that way whether they like the drawing Interstate comes up with or not.

Derek said that an R-3-6 has 6,000 square foot lots and there is 42,000 square feet in an acre so that would be about 7 units per acre. That is 133 units if the entire property is used which we know will not be the case, probably about half that area is undevelopable so that would be about 50-60 units. Plus you would still lose area for parking and streets. The hillside to the north west and to the south will probably limit them also. He thinks 50 units would be on the high end.

He pointed out that Centurion Park has 33 homes on 5 acres. The lot sizes are 4,000 square feet and up so to compare, we would have that amount of homes plus a little bit more on 19 acres.

The Interstate Rock project will be less dense than Centurion Park because their lot sizes will be 6,000 square feet.

Commissioner Wixom pointed out that there will have to be more parking for the Interstate Rock project and that is a selling point for her.

Mike mentioned that there will be a park included in the project and that will make it look more open. They will be two story units. The park will not be an open park until the City chooses to make it such.

Commissioner Wixom said that we need to plan ahead with this project. Once the park is accessible to citizens we need to have enough parking for them. She would like that taken into consideration when the housing is being planned.

Mike agreed that the park needs to be planned for, to have adequate trails and parking for people but that won't come out of his project. He will only be worrying about parking for the houses. There will be commercial on both sides of the entry road.

There was a discussion on the entrance road. It will be a 60 foot road, so will the Main Street road. UDOT is only allowing the one entrance so the commercial will be on both sides of the street right after you turn off SR17.

Commissioner Bice said that he does feel that people should be allowed to do what they want with their property as long as it doesn't affect the neighbor. However, when he first saw the map he also thought there was too much R-3-6 but after seeing the property and this discussion it is looking better to him.

Commissioner Benson is happy with the project.

It was decided to place this item on the next meeting's agenda where a motion can be made.

Commissioner Bice mentioned that it would make the public who have voiced concern to him over this project more at ease with it if they would make the peninsulas that can't be built on a park or open area. That would make the park seem bigger and the R-3-6 zones appear smaller.

Mike agreed and said that if that is the way the commissioners would like to show it then that is what they will do.

Commissioner Benson commented making that change would improve the presentation of the project.

2. Discussion on zoning, development and permitted uses in the Downtown area.

The discussion was tabled until the next meeting.

VI. Adjourn:

Motion was made by Commissioner Hugh Howard to adjourn, second by Commissioner Allen Bice. Motion carried unanimously at 7:22pm.

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



Planning Commission Chair

10-9-13

Date Approved

