



LA VERKIN CITY PLANNING COMMISSION

Regular Meeting

Wednesday, October 27, 2021, 6:00 pm

City Council Chambers, 111 South Main Street

La Verkin, Utah 84745

Present: Chair Pro Tem Hugh Howard; Commissioners: Matt Juluson, Sherman Howard, and John Valenti; Staff: Derek Imlay, Kyle Gubler, and Christy Ballard, Public: Chase Stratton and Tom-Iron Rock Engineering.

Commissioners Allen Bice and Kyson Spendlove were excused.

I. Call to Order: Chair Pro Tem Hugh Howard called the meeting to order at 6:07 p.m.

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

II. Approval of Agenda:

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

III. Approval of the Minutes:

The Commission may approve the minutes of the September 22, 2021, regular meeting.

The motion was made by Commissioner Sherman Howard to approve the September 22, 2021, regular meeting minutes, second by Commissioner John Valenti. Juluson-yes, Sherman Howard-yes, Hugh Howard-yes, Valenti-yes. Motion carried unanimously.

IV. Reports:

City Council: Patricia Wise reported on the October 6 and October 20, 2021, city council meetings.

Director of Operations: Derek reported irrigation will be taken out of the system on Monday, November 15th.

V. Business:

1. 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 passed out a new packet with a map and timeline for this zone change. He also explained the location of the parcels. This zone change will match the zoning directly across State Street. Staff feels it is a good use for this property.

The property owner's engineer was at the meeting to answer any questions.

The hope is to set the public hearing for all the items on this agenda at the next planning commission meeting with the public hearing held during the first meeting in December.

Commissioner Hugh Howard asked what the plan was for the old feed store.

Tom answered it is still up in the air right now. The owner is waiting to see if the zone change happens and then will decide. He is looking at possibly putting in mixed-use buildings with studio apartments above and businesses below.

The Commissioners were in favor of moving forward with the zone change request.

Derek said Kevin will draft an ordinance so the public hearing can be set at the next meeting.

2. Presentation and discussion on a possible re-zone from General Commercial (COMM) to Tourist Commercial (COMM-T), a .46-acre parcel with the Tax ID # LV-64-A-10, located at 105 South State Street.

Derek explained the location. A better map of the property was included in the packet he passed out earlier. The green section is property that has been approved as Tourist Commercial already and the owner is going to install three short-term rental units.

105 South State Street is a non-conforming use right now with the apartments. That limits what can be done with the parcel and its current use. This zone change makes sense to utilize the entire parcel. The property owner is not sure what he would like to do with the property but changing the zone would give him more options.

Kyle asked if the zone change would affect the upcoming road project.

Derek said that is not a factor in the zone change but the property owner has agreed to give the City property so 100 South can be widened.

Part of the upcoming road project will widen 100 South from SR9 to Main Street making it a full 50-foot road. It will also include a curb, gutter, and sidewalk.

Commissioner Juluson asked if the City received grant money for the project.

Kyle replied that the City did get some but not much. We are borrowing the money. The Council has approved the project and it is set to go out to bid in January.

The Commissioners were in favor of moving forward with the proposed zone change.

3. Presentation and discussion on a possible re-zone from Multiple-Family Residential (R-3-6) and One-And-Two-Family Residential (R-1-10) to One-Family Residential (R-1-8), two parcels with the Tax ID #LV-154-A, one is located on the west side of Main Street between the Silver Acres Subdivision and 740 North and the other is on the east side of Main Street from the Zion View Estates Subdivision to north of 1040 North (Cottonwood Hollow Subdivision).

Derek pointed out the new packet has a map of the Interstate Rock Property.

The zone change request will decrease the amount of R-3-6 approved several years ago. He reminded the Commissioners there was a lot of discussion and debate back then over the amount of R-3-6 area to allow. Interstate Rock Products (IRP) wanted more than the City was willing to offer. IRP consented to a lesser amount to move forward with the project, and this will decrease it even further.

The other section does increase the density by changing from an R-1-10 to an R-1-8.

He pointed out the location of each of those parcels, what they are currently zoned, and what is being proposed.

Chase explained the agenda has listed it backward for parcel 1. It is actually zoned R-1-8, and they want to move it to R-1-10. This will give them the option to build duplexes.

Parcel 2 is currently R-1-10, and they would like to move it to R-1-8.

He explained parcel 1 is located closer to SR17 with the R-3-6 zone directly west of it. IRP is planning on building high density in that area and thought this section would make a good transition from high density to single-family homes, at the same time creating more affordable housing.

The issue they are finding with parcel 2 is the hillside and the need to build very expensive retaining walls. If they can shrink the size of the lots, it will lessen the height of the retaining walls and give them more lots to sell to help offset the cost of the walls. It will also let them move the location of the roads a little bit to create more functional parcels.

There are also several geotechnical issues they are working through as well.

Derek said smaller lots would be less impactful to the hillside. He doesn't think the number of additional lots the zone change would create would make a big impact on the area.

Duplexes on the other parcel would be a good mixture of medium to high density from Silver Acres into the R-1-10 zone.

Chase mentioned the average lot size for the first few phases of the development is 12,000-13,000-square feet, even in the R-1-8 zone.

The Cottonwood Hollow master plan has over 350 single-family units.

There are three commercial pads, then 5-6 acres of the high-density R-3-6 zone which will be townhomes that IRP maintains and leases. The plan is then to have twin homes with large lots, 2 or 3 car garages, and be about 2,000-square feet with a smaller footprint so there will be a yard. They are viewing them as in-between starter homes.

IRP wants this development to be a nice subdivision in the community.

The Commissioners were in favor of moving forward with the proposed zone change.

Derek explained Kevin should have this ordinance ready to go for the public hearing to be set at the next meeting.

4. Discussion on residential-detached dwelling units.

Derek said the paperwork for this item did not change. He just wanted to include it for the Commissioners to review.

There is one area highlighted on page 3 that he would like the Commissioners to discuss that deals with a recorded deed restriction that the property will remain owner-occupied.

The crux of this is that the owner needs to live on the property, whether in the main building or the accessory building, they must be residing on the property.

When it sells, what happens then? He thinks the best way to track the information is to have it listed on the property deed, so the new owners are aware.

Kevin is uncomfortable with the idea, which is why it is highlighted.

St. George and Washington have something similar in the code.

Commissioner Juluson said while he had never seen anything like this, it's a good thing to have. It's on record so when someone buys the property it will show up on the title report.

Derek said a title report is how the City finds out about unlicensed remodels or additions. That is why he likes this idea. It was the best way he found after looking at other communities' ordinances to make sure the property is owner-occupied and not purchased to use as dual rentals.

Commissioner Sherman Howard was in favor of the requirement.

Derek mentioned he was happier with the proposal after deciding to limit the ability to property size instead of a specific zone. He likes the 8% allowance for accessory dwelling units beyond the regular building. That will restrict the size of the accessory dwelling. He also likes the requirement that the ADU must resemble the existing home.

Councilwoman Wise said the first line on page 1 stating the additional housing will be for family members of the owner, is not enforceable. She thought that was going to be removed from the regulations.

Commissioner Juluson pointed out that gets into what constitutes a family. He doesn't know if there is a legal definition of what a family is.

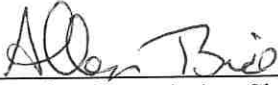
Derek will change the language to be "any residential property that has a minimum of 14,000 square feet and a minimum frontage of 100 feet".
He stated the entire ordinance will be hard to enforce.

Commissioner Juluson said at least there is something there so if the City ever does need to enforce it they can.

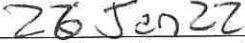
VI. Adjourn:

The motion was made by Commissioner Sherman Howard to adjourn, second by Commissioner Matt Juluson. Juluson-yes, Hugh Howard-yes, Sherman Howard-yes, Valenti-yes. Motion carried unanimously at 6:51 p.m.

Minutes were done by Christy Ballard.



Planning Commission Chair



Date Approved