



LA VERKIN CITY PLANNING COMMISSION

Regular Meeting

Wednesday, November 10, 2021, 6:00 pm
City Council Chambers, 111 South Main Street
La Verkin, Utah 84745

Present: Chair Allen Bice; Commissioners: Hugh Howard, Matt Juluson, Sherman Howard, and Kyson Spendlove; Staff: Derek Imlay, Kyle Gubler, and Christy Ballard, Public: Chase Stratton, Ryan Cunningham, Rich Howard, and Carolyn Foster.

I. Call to Order: Chair Allen Bice called the meeting to order at 6:00 p.m.

The invocation and Pledge of Allegiance were given by Allen Bice.

II. Approval of Agenda:

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

III. Reports:

City Council: Patricia Wise reported on the November 3, 2021, city council meeting and the upcoming Winterfest celebration on December 3rd and 4th.

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

IV. Business:

1. Discussion and possible action to set a public hearing for 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, for Wednesday, December 8, 2021.

Christy passed out an updated ordinance to the Commissioners with the correction highlighted in yellow. The legal description under the third Whereas clause of the ordinance needs to be 0.46 acres, not 046 acres.

Derek explained the location of this property. It is currently a three-plex in a General Commercial zone. This is a non-conforming use that does not allow them to improve the property or do anything other than what is allowed under the current zone.

The property directly east of this parcel has been zoned Tourist Commercial so this would fit with surrounding properties.

Staff recommends approval.

The motion was made by Commissioner Matt Juluson to set a public hearing for 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, for Wednesday, December 8, 2021, second by Commissioner Sherman Howard. Spendlove-yes, Juluson-yes, Bice-yes, Hugh Howard-yes, Sherman Howard-yes. The motion carried unanimously.

2. Discussion and possible action to set a public hearing for a possible re-zone of two parcels with the Tax ID #LV-154-A: Parcel 1, from One-Family Residential (R-1-8) to One-And-Two-Family Residential (R-1-10), located west of Main Street and north of 650 North, and Parcel 2, from One-And-Two-Family Residential (R-1-10) to One-Family Residential (R-1-8), located east of 100 East and north of 700 North, for December 8, 2021 (Cottonwood Hollow Subdivision).

Commissioner Kyson Spendlove declared a conflict of interest on this item.

Derek explained the location of both parcels.

The zone change for parcel 1 would give Interstate Rock Products (IRP) the ability to build duplexes.

This would be a good transition from the Silver Acres mobile home zone which is directly south and from the R-3-6 (Multiple Family Residential) zoned parcel directly east.

Parcel 2 is east of the school pad. This zone change would help diminish the effect it may have on the hillside and also make some elevation changes work. It is also consistent with the zoning of surrounding parcels.

Commissioner Bice pointed out this request may allow for additional affordable housing.

Commissioner Spendlove mentioned the parcel 2 zone change would also cut down on the number of retaining walls.

Derek said he is in favor of this zone change request.

The motion was made by Commissioner Matt Juluson to set a public hearing for a possible re-zone of two parcels with the Tax ID #LV-154-A: Parcel 1, from One-Family Residential (R-1-8) to One-And-Two-Family Residential (R-1-10), located west of Main Street and north of 650 North, and Parcel 2, from One-And-Two-Family Residential (R-1-10) to One-Family Residential (R-1-8), located east of 100 East and north of 700 North (Cottonwood Hollow Subdivision), for December 8, 2021, second by Commissioner Sherman Howard. Sherman Howard-yes, Hugh Howard-yes, Bice-yes, Juluson-yes, Spendlove-yes. The motion carried unanimously.

3. Discussion and possible action to set a public hearing for 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, for Wednesday, December 8, 2021.

Derek explained the location. This is the former trailer park, Shady Ridge which has been officially vacated, and the old feed store property.

The property across SR 9 to the west of this parcel is currently zoned Tourist Commercial and the City will be moving forward in the same direction to rezone the property north of this parcel, so this change made sense. Staff is in favor of this proposed zone change request.

The motion was made by Commissioner Sherman Howard to set a public hearing for 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, for Wednesday, December 8, 2021, second by Commissioner Kyson Spendlove. Spendlove-yes, Juluson-yes, Bice-yes, Hugh Howard-yes, Sherman Howard-yes. The motion carried unanimously.

V. Adjourn:

The motion was made by Commissioner Hugh Howard to adjourn, second by Commissioner Sherman Howard. Hugh Howard-yes, Sherman Howard-yes, Bice-yes, Juluson-yes, Spendlove-yes. Motion carried unanimously at 6:17 p.m.

Minutes were done by Christy Ballard.



Planning Commission Chair

26 Jan 22

Date Approved