



LAVERKIN CITY PLANNING COMMISSION

Regular Meeting

Wednesday, October 9, 2013 6:00pm

City Council Chambers, 111 South Main Street

LaVerkin, Utah 84745

Present: Chair Anna Andregg; Commissioners: Hugh Howard, Allen Bice, Michael Hinckley, Ann Wixom Staff: Derek Imlay, Kevin Bennett, Kyle Gubler, and Troylinn Benson; Public: Richard Hirschi, Ken Hooten, John and Rose Valenti and Mike Madsen.

Commissioner Karl Benson has been excused.

I. Call to Order: Chair Anna Andregg called the meeting to order at 6:00pm. The Invocation and Pledge of Allegiance was given by Derek Imlay.

II. Approval of Minutes:

Commission may approve the minutes of the September 25, 2013 regular meeting.

Motion was made by Commissioner Hugh Howard to approve the September 25, 2013 regular meeting, second by Commissioner Ann Wixom. Motion carried unanimously.

III. Approval of Agenda

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

IV. Reports:

1. Beautification/Trails Committee-The Crescent Park dedication will be November 6th at 5pm.
2. Economic Development Committee-Kyle reported the work has moved to the inside of Family Dollar. When that is complete Family Dollar will take over the store. Work on the hotel has slowed. The crew has gone to Vernal to finish a project before winter. Mondo Forcella is the new food truck in town. Their food is very good.

Commissioner Wixom said that the food is good but that they had to wait for a business license from La Verkin which is why they started in Hurricane who was much quicker in getting them a license.

Gala Taliapa is another restaurant in town and was highlighted in the Spectrum receiving great reviews.

Commissioner's Bice and Wixom mentioned the food there was great.

3. Director of Operations-Derek reported on the status of Crescent Park. It will be complete for the ribbon cutting ceremony.

V. Business:

1. Presentation of planning, zoning, and redevelopment concepts.

Kevin said that much of what he attended at the Utah League of Cities and Towns dealt with this issue. He passed out a copy listing the highlights of his presentation. As he read through the list he gave examples and ideas for each item.

In closing he suggested revisiting the current code but also to look to the future. They are the regional planners they come up with the ideas and staff helps make that vision a reality.

Kevin Bennett left the meeting at 6:50pm.

2. Discussion and direction on possible zone changes to the Interstate Rock property. Mike Madsen from Interstate Rock started off by saying the number of units that have been previously discussed for the area is based on assumptions. He would like direction from the Planning Commission so Interstate Rock can design the area to match what the Commissioners envision being there.

There was a discussion on the different zones the area would/could have, 4-plex on 12,000 square feet, R-1-8 single family homes, perhaps creating a new zone to allow 1 unit per 3,000 square feet, and how many unit/homes would/could be placed in each different area.

Derek brought up the parking ordinance requirements and suggested maybe cluster parking with density credits for a possible R-1-3 zone. Reworking the R-3-6 zone could be a possibility too.

It would be nice for staff to work on these issues as Interstate Rock is working on the road so the public hearings could be held at the same time.

Commissioner Hinckley brought up the issue of increased traffic on those residential roads and Main Street when the school is built along with the safety issue of no sidewalks on State Street.

Mike explained Interstate's plans with Main Street. They do plan on it being a completed road with a turn around by the school.

They want this development to one of the nicest in La Verkin and they will stay with the project until it is complete.

Commissioner Andregg would like to know the number of units.

Commissioner Bice asked staff to look into 3,000 square feet per unit instead of the R-3-6 zone.

There was a discussion on PUD's, the pros and cons of them.

3. Discussion on zoning, development and permitted uses in the Downtown area.
Item tabled to next meeting.

VI. Adjourn:

Motion was made by Commissioner Michael Hinckley to adjourn, second by Commissioner Hugh Howard. Motion carried unanimously at 7:45pm.

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



Planning Commission Chair

11-13-13

Date Approved